360

DESIGNED FOR FAMILIES

EDITED BY GARY TAKLE

HOUSES
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With Text by EMMA PEACOCK

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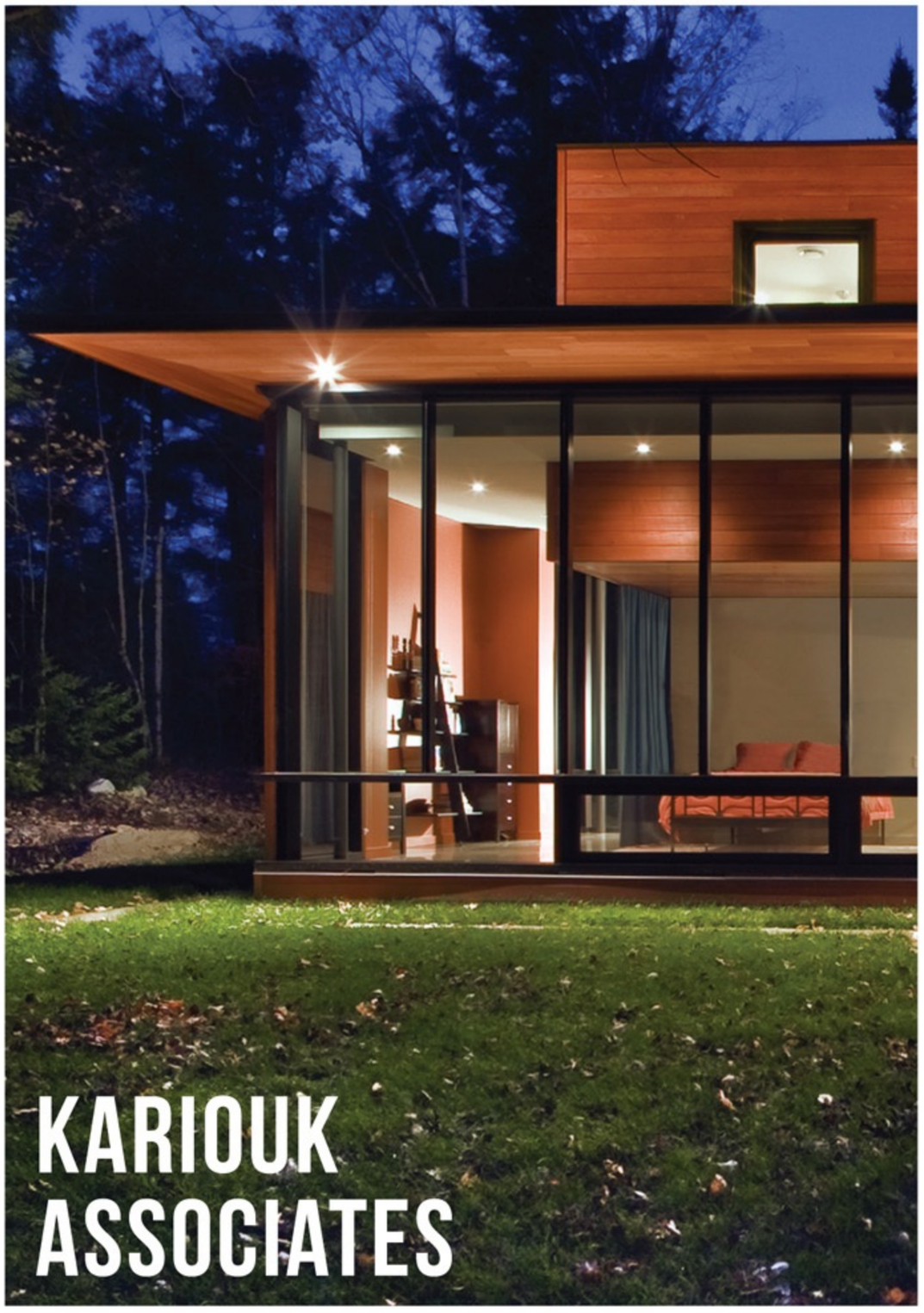
HURTEAU MILLER COTTAGE



HURTEAU MILLER COTTAGE

Surrounded by dense forest, this extensively glazed red cedar-clad home is eye-catching and unique. Designed for a couple with a young son, it has been created as a space that will transition from a congregation space for a large extended family to a permanent family residence in the next decade.

The immediate use for this property is as a sort of 'camp' for a large family community spanning generations and including a considerable amount of dogs. The home was to serve as a family vacation retreat for about ten years, with a view to eventually making it the main family home. The spatial arrangement of the house was designed with this in mind, allowing for a range of differently aged occupants to comfortably pursue a variety of activities between a series of public and private spaces.

The house plan is stretched so that well zoned spaces are easily achieved. Boisterous, loud group activites can be pursued alongside solitary, quiet pastimes without interfering with one another. With visiting family members of a variety of ages from the very young to the elderly, this was an immediate concern. It further suits the house's future use as a private residence for a family with a teenage boy.

The form of the building is unique and eye-catching, and serves to create a warm and inviting indoor space. The upper floor, which houses all the private guest bedrooms, has been treated as an independent volume pushed into the lower part of the house. Hence the circulation at the perimeter of the lower public volume has high ceilings, whereas the middle area, beneath the lowered bedroom volume is more intimate, with lower ceilings. Three primary materials link the façade with the interior of the home; cedar, glass and terrazzo. The wood is a warm, grounding element of the design offset by the sharp, crisp glass. The terrazzo floors are a radiant but durable option, and the resulting cozy, casual interior requires almost zero maintenance even under the paws and feet of rambunctious animals and children.

The house connects family members in public spaces such as the dining room and living area, but equally, allows each member to exist as an individual left to his or her own interests and activities. Though the design is deliberately segmented to cater to a range of competing interests and needs, the home is clearly connected and forms a single, inviting architectural entity.

Photography by: Photolux Studio/Christian Lalonde

ARCHITECT // Paul Kariouk's architecture focuses upon modern residences and landscapes. Paul is a graduate of Columbia University, and established Kariouk Associates in 2002 in Ottawa, Ontario. His design work has been exhibited in such venues as The Cooper Hewitt Smithsonian National Design Museum and the San Francisco Museum of Modern Art. In addition to his practice, Paul is a professor at Carleton University's School of Architecture.

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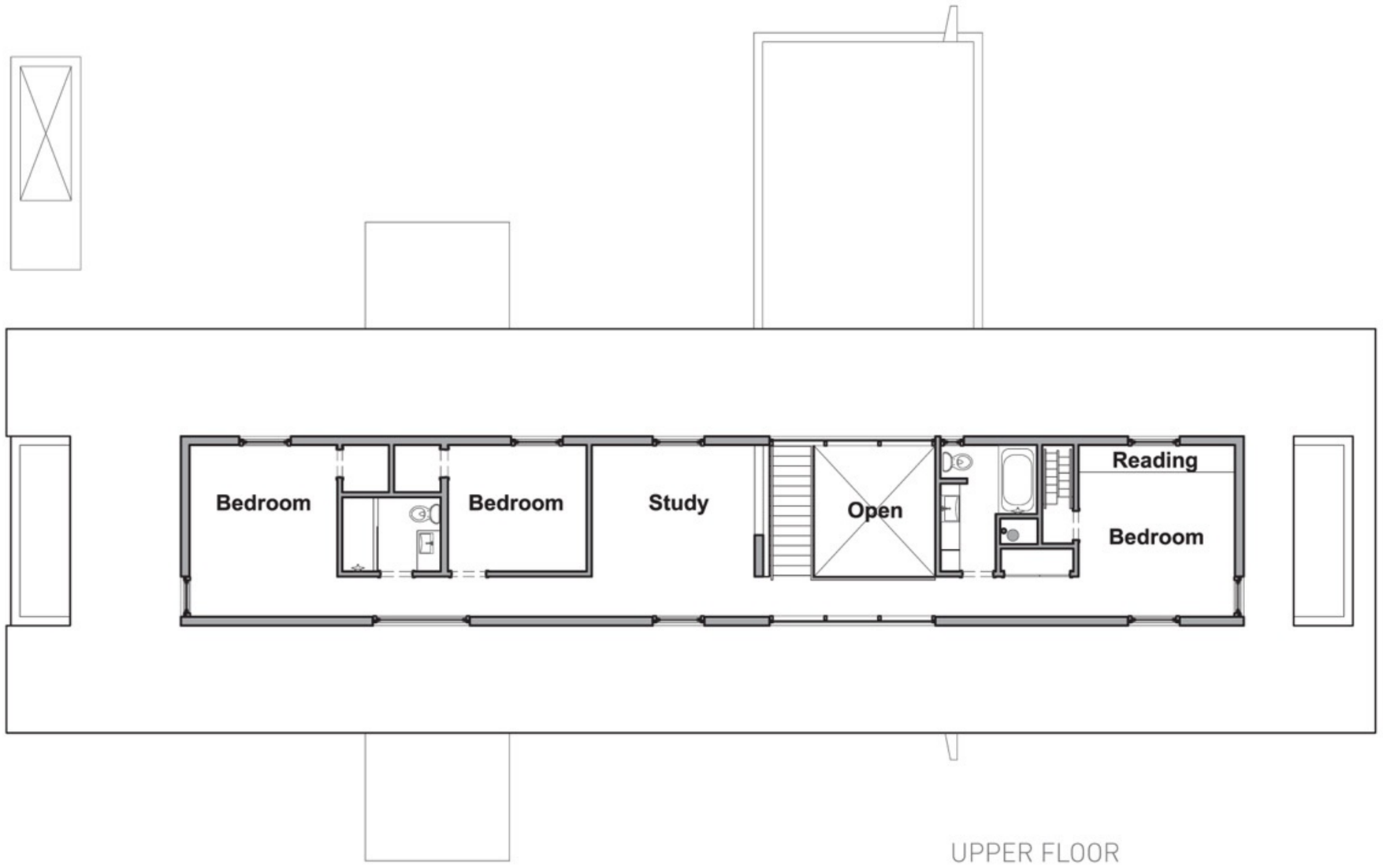
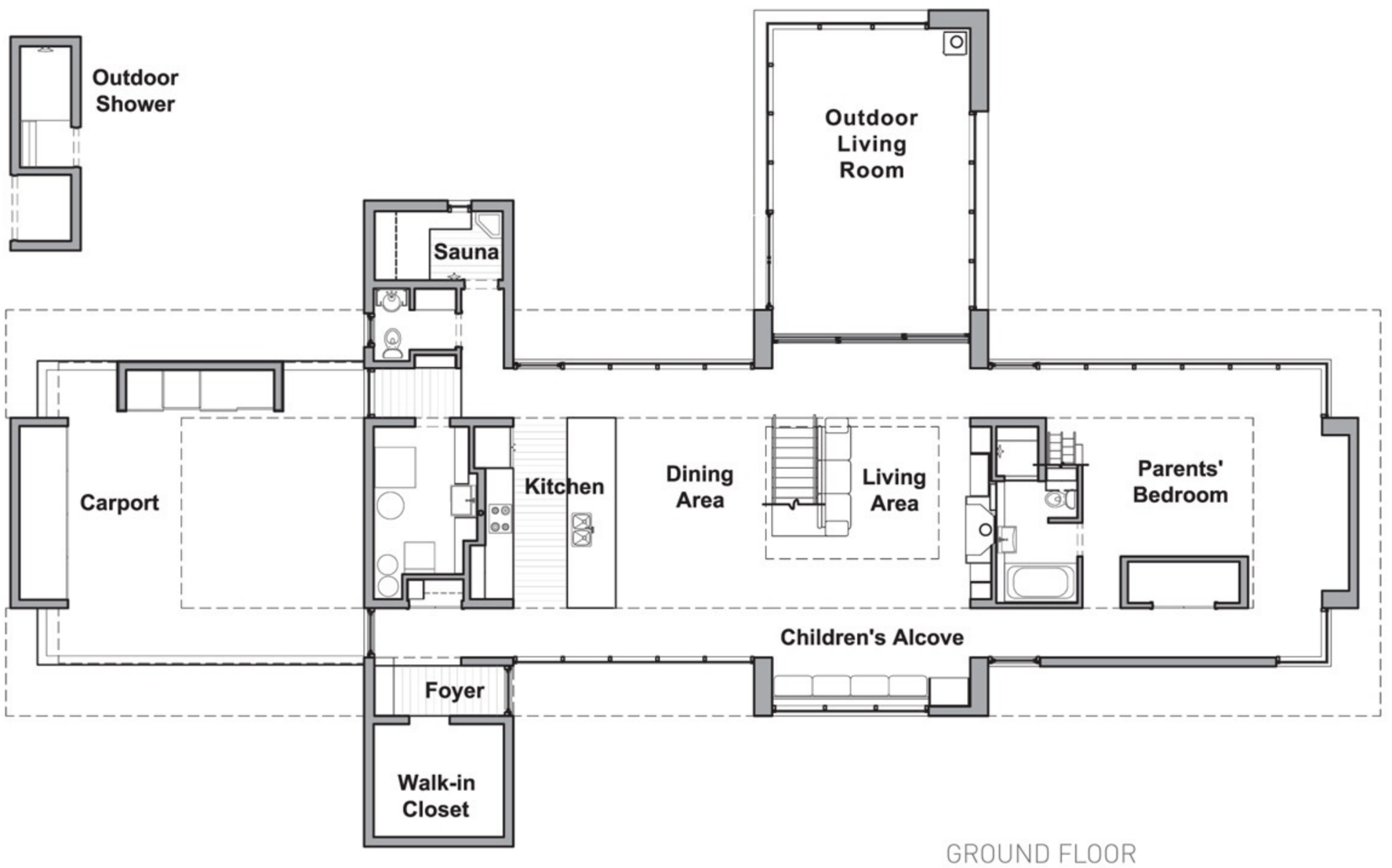
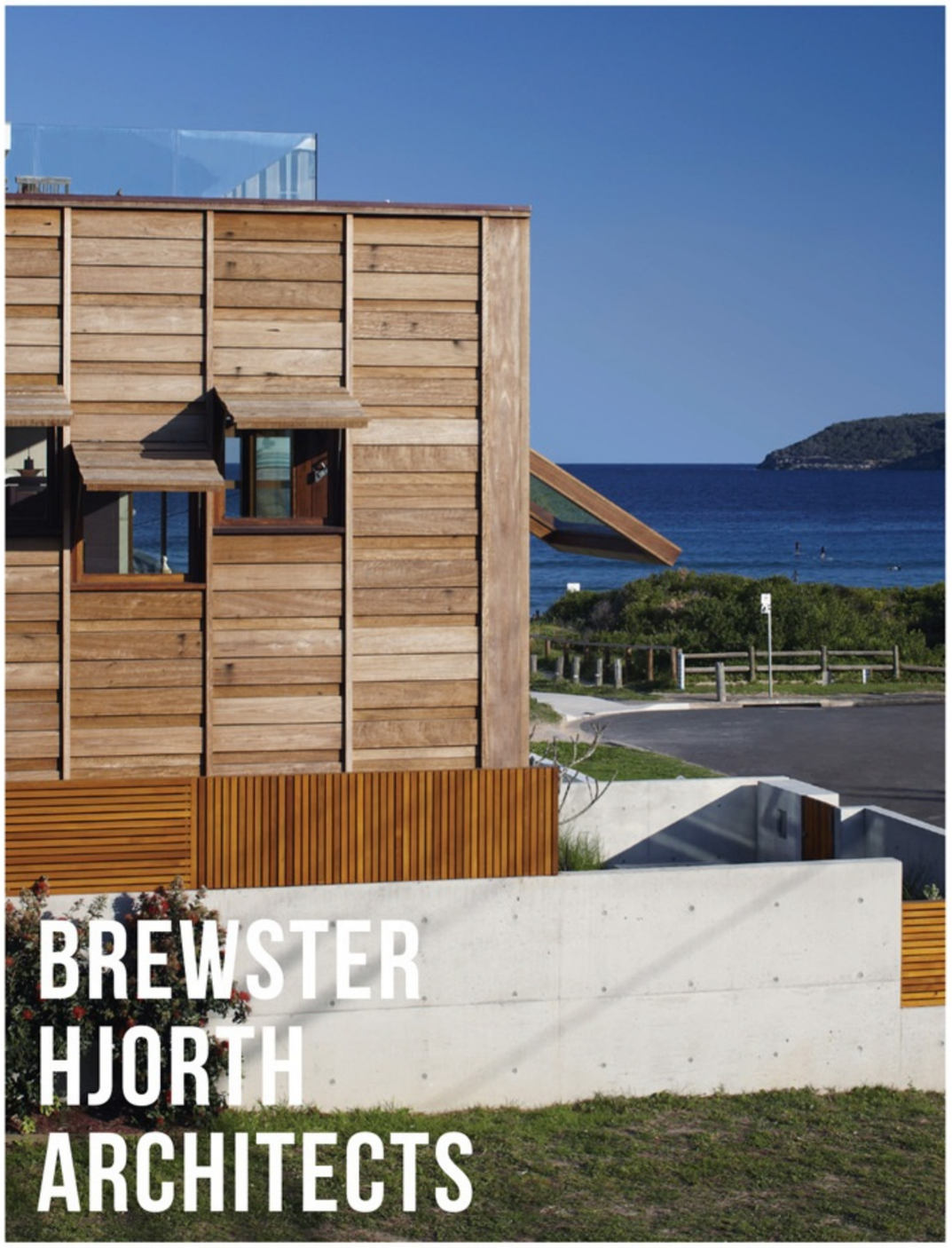


UPPER FLOOR



GROUND FLOOR

FRESHWATER HOUSE



FRESHWATER HOUSE

This friendly and playful design takes the image of a wooden crate tossed upon oceanside rocks to provide a sheltering cave below. Joyfully embracing the beautiful location, this is a house that reflects the robust and knockabout character of Freshwater Beach, with the special qualities of exposure and protection expressed in the headland cliffs and protected corners of the beachside site.

From the street, elegant rectangles in timber-framed glass set the tone of the design, with supporting notes of exposed concrete and copper. The effect is raw, open and inviting, suggesting that this is not simply a house, but a home; somewhere to come back to after a long day at the beach that is equal parts practical and warmly inviting. Materially, the home is designed as a simple backdrop; a quiet canvas to be coloured by the family's activities. The robust components were carefully selected and detailed to weather gracefully with only minimal regular maintenance - a central concern for such an exposed property.

Inside, layered and complex finishes are contrasted by a palette of raw materials to create a relaxed family environment. The concrete and hardwood structural elements are offset with more refined finishes, such as terrazzo, stucco and timber veneers in Oregon and Ebony, which juxtapose the translucent resin materials.

The internal organisation of the home is based around the family's desire for both privacy and togetherness. Bedrooms are discrete and separate, each with their own outlooks, while communal spaces are elevated platforms from which the family can enjoy the views without engaging in the beachside bustle. The interior represents an open ended and flexible design: as the children grow, their privacy and independence is supported by the separation and independent settings of their bedrooms.

The central level holds the internal common rooms. One such space is the large entertaining area, comprising both the living and dining rooms, with high ceilings and a glazed façade that slides back and opens directly to the beachside vistas. The kitchen and guest accommodation are grouped together on the sheltered northern side of the home, protected by sliding and adjustable screens and awnings.

The casual and relaxed appeal of this design belies the practical allocation of its spaces, as well as the careful framing of the beautiful outside views. Beachside functionality and a strong, open connection to the outdoors are balanced by carefully allocated private rooms, thus ensuring that the dwelling will remain a comfortable and flexible home, one that will age gracefully and stand the test of time.

Photography by: Mushenko Photography

ARCHITECT // Ian Brewster is Principal of Sydney based Brewster Hjorth Architects. This project, Freshwater House, reflects Ian's belief that the quality of your environment is the basis for the quality of your life, aspiring to make the most of your immediate surroundings for you and your family. He aims to clarify design problems to their basic questions, and then produces a range of innovative solutions for his clients. Ian has recently been working on the Albury Art Gallery and the Eddie Mabo Library, whilst also renovating his own family terrace in the inner west Sydney suburb of Glebe.

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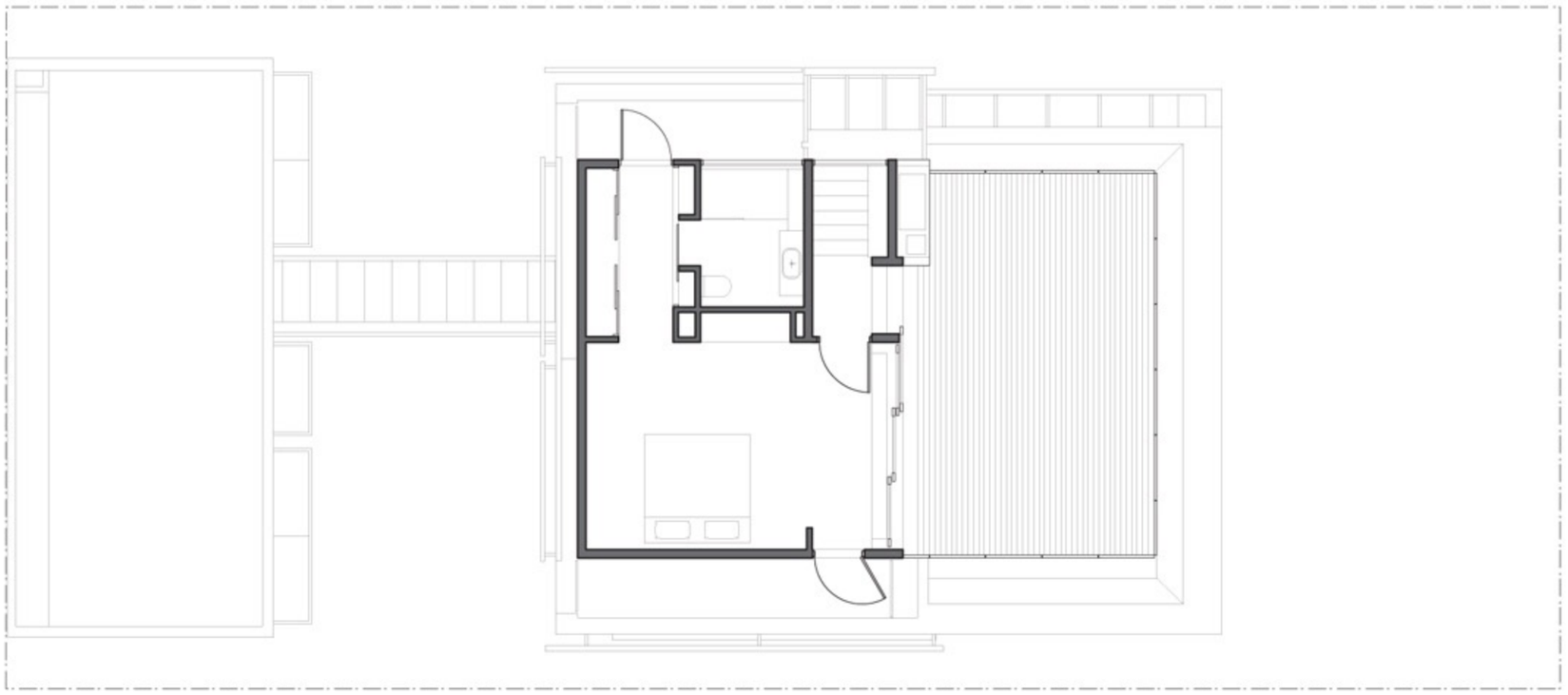
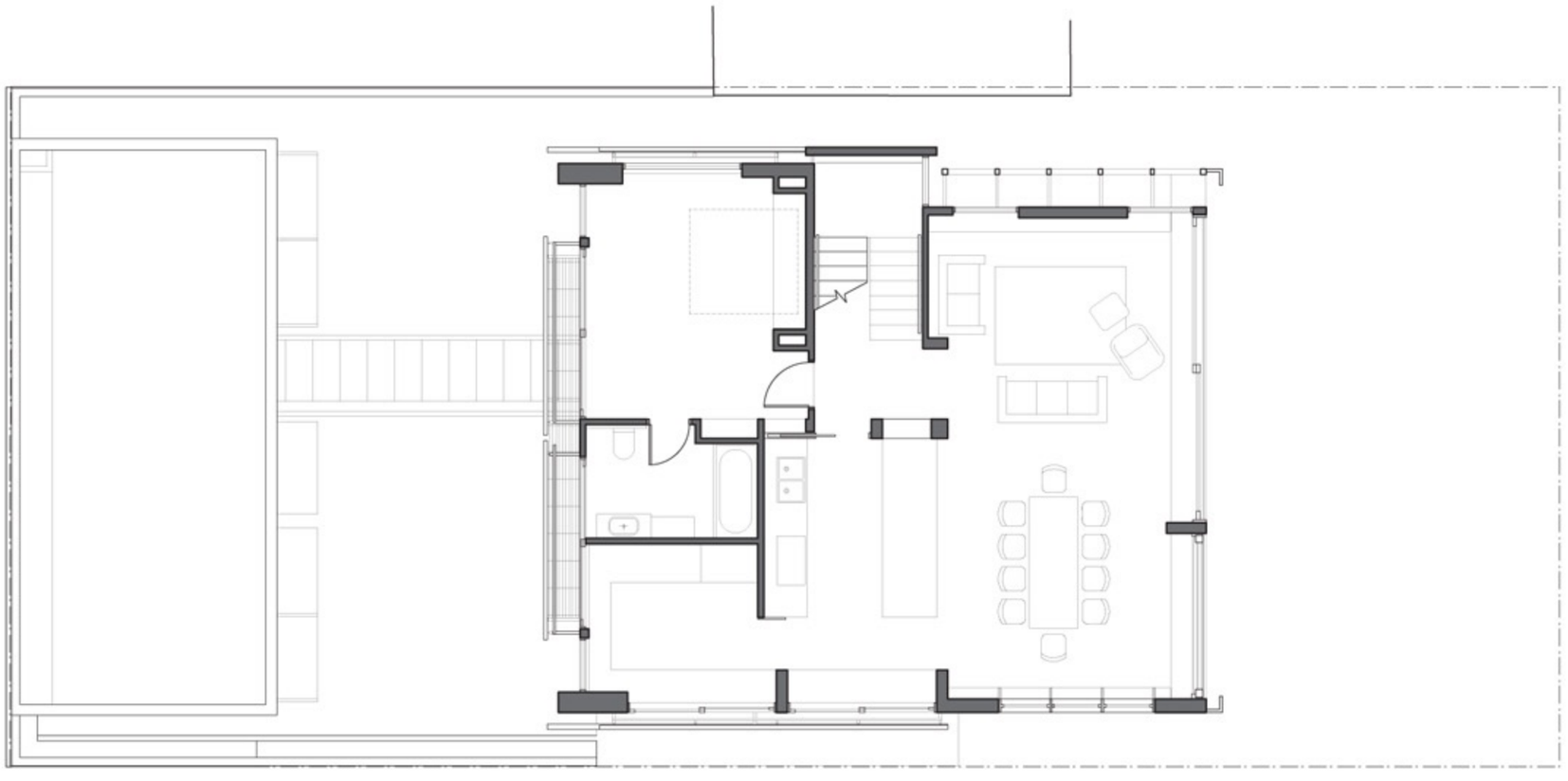
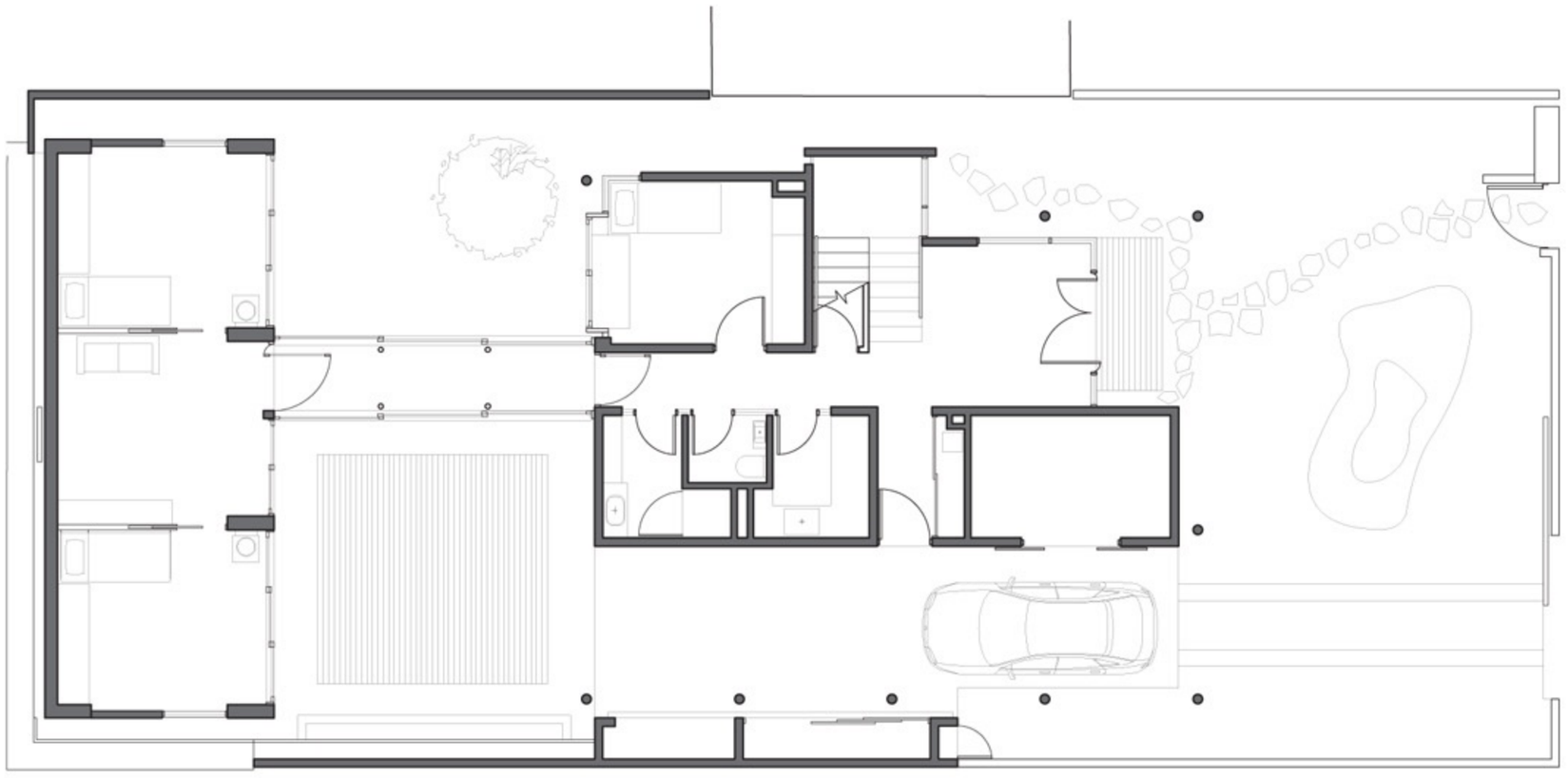
Tight and efficient planning means that all spaces serve multiple functions. These will naturally vary in their usage as the age and number of occupants change.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

22 OEI TIONG HAM PARK

22 OEI TIONG HAM PARK

This magnificent home responds to the needs of a family of five and resolves the client's specific requirements in a beautifully articulated linear design. Carefully separating communal living areas with more private spaces, the home offers individual spaces for every member of the family and protection from neighbouring homes.

On the lower floor, a spacious living room concludes the central corridor. The study, an extension of the master suite, overlooks this space and provides a strong connection between the levels. Located strategically to capitalize on good views, this space has the flexibility to be semi-open or fully enclosed, offering a private sanctuary behind motorized wooden screens.

A detached annexe houses two of the children's bedrooms, providing privacy and independence for growing children but maintaining a close proximity to the family unit. This space also houses the guest room on the lower level, and a family room tucked into the upper corner serves as a junction between the parent's room and the detached space.

The courtyard between blocks provides an intimate entertainment area for family and friends to socialize and relax by the side of the infinity lap pool. The entire ground floor space is interconnected, encouraging such interactions. The lap pool evolves into a water feature which weaves itself into the building volume, providing a beautiful link between spaces.

Natural textures like stone and timber are key in forming a strong grounding palette for the home, but a range of textures, lines and colours are carefully juxtaposed, providing timeless and harmonious appeal throughout the home. Glass enclosed bridges connect the living zones, blurring the boundaries between internal spaces and the landscape and engaging the surrounding scenery. This is enhanced by the large pivoting screen that shields the living room, offering privacy or connection at the client's discretion.

Photography by: Albert Lim KS

ARCHITECT // Founded in 2006, AR43 Architects Pty Ltd is an award-winning design firm that has completed a range of works including commercial, institutional and residential projects around Asia. The firm is lead by founder Lim Cheng Kooi, who has more than 20 years experience in the field and has received worldwide recognition for his work.

The hallmark of AR43 design work lies in acknowledging responsibility to the built environment and understanding the physical and emotional potential of architecture. The firm's work reflects simplicity through its use of basic compositional and geometric elements without any pretense or fixed style.

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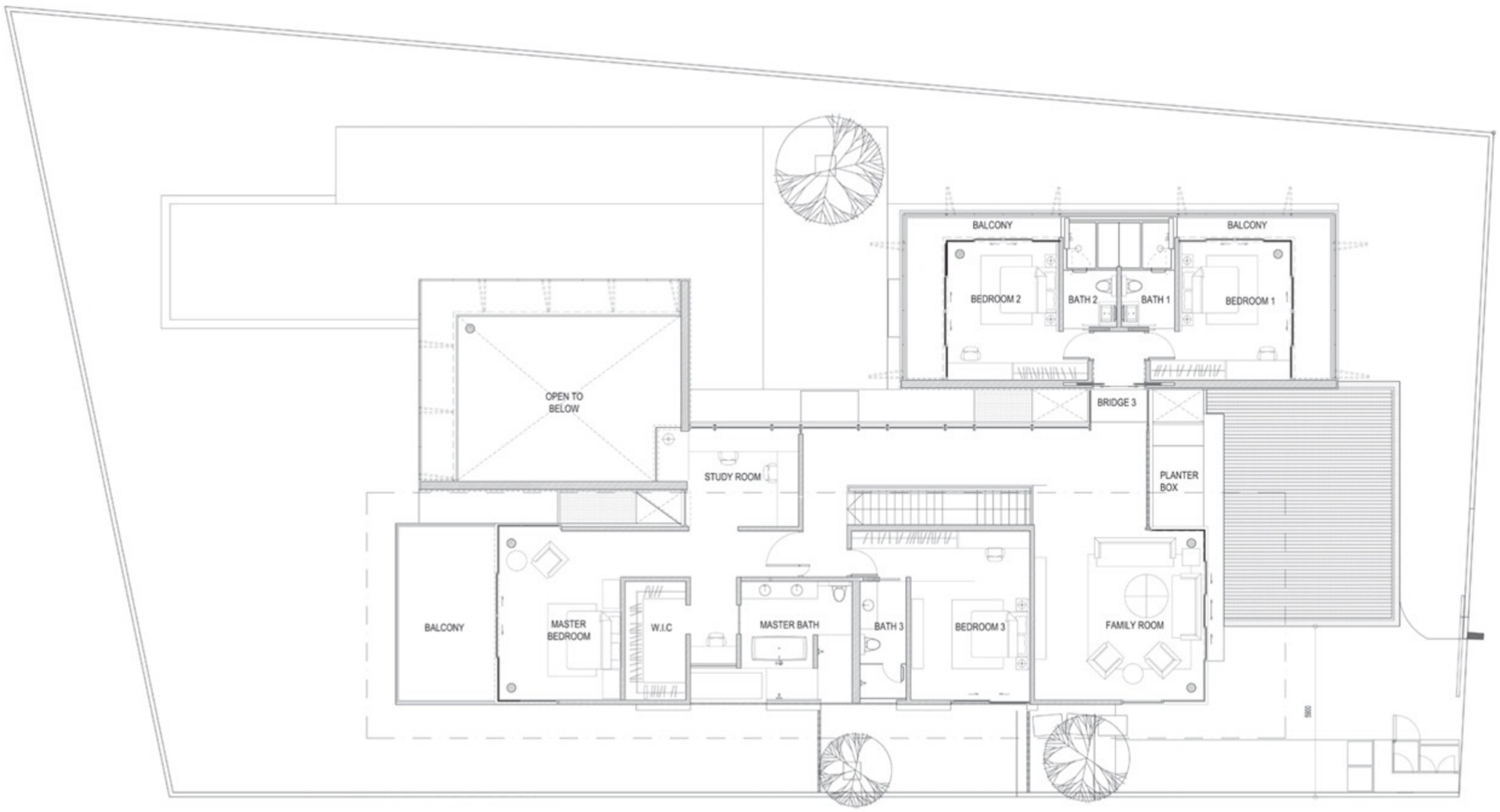
A detached annexe houses two of the children's bedrooms, providing privacy and independence for growing children but maintaining a close proximity to the family unit.



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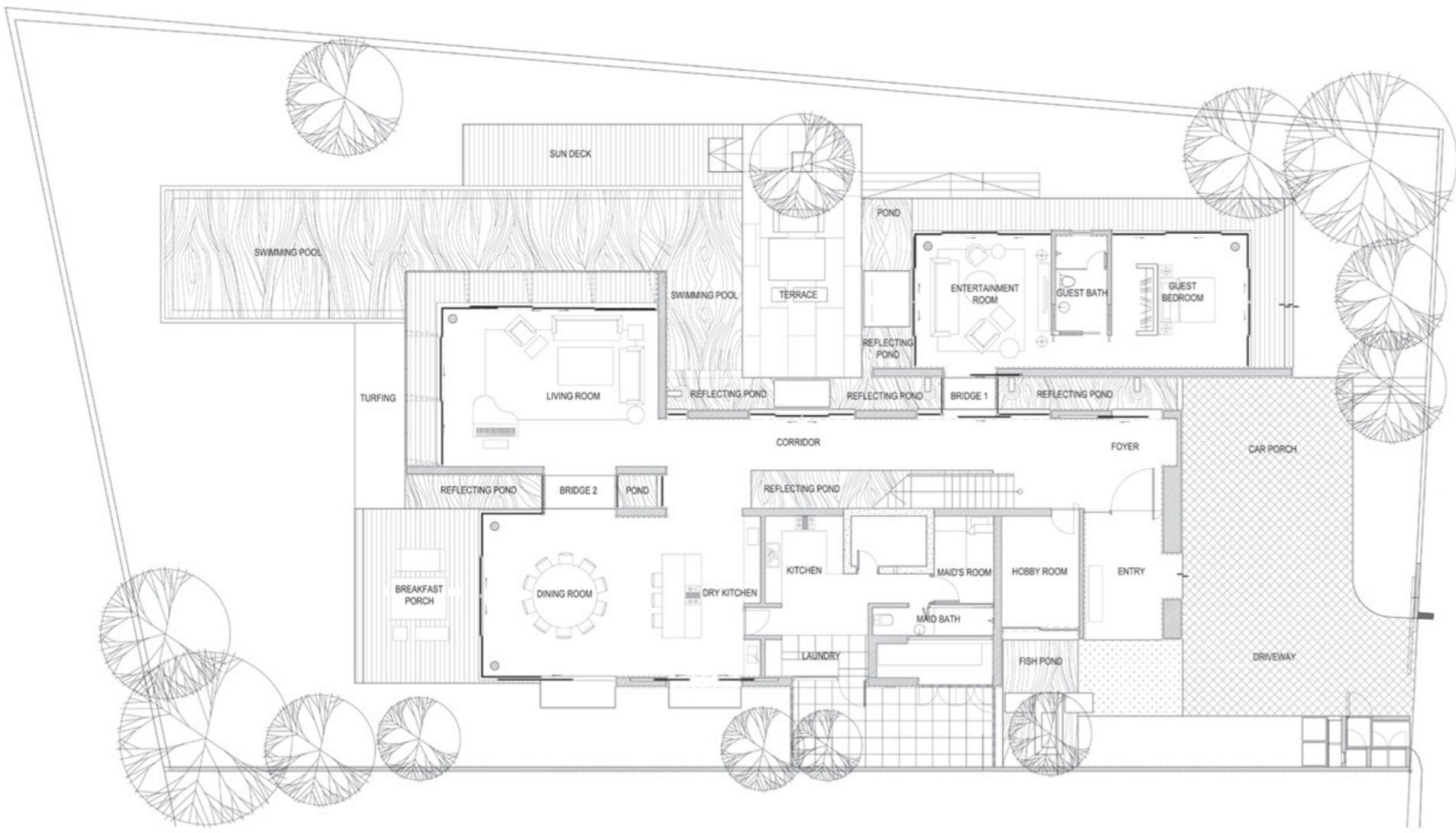

LOWER FLOOR

WESTERN PORT BAY RESIDENCE

WESTERN PORT BAY RESIDENCE

This understated family retreat overlooking Phillip Island in coastal Victoria is a simple design gesture with a very limited palette ideally situated to take advantage of views, ocean breezes and winter sun. Replacing a poorly positioned 1980s property, the new home is considered, spacious and subtly attractive, blending naturally with the site.

The entry to the home is defined by a subtle red handled front door, a dramatic design note which provides contrast to the subdued materials of the rest of the home. This formal approach is one of three entrances to the house. The house can also be accessed through the laundry to avoid muddy footprints and wet paw prints in the main area of the house, and through the garage during wet weather.

Constrained by a height limit, the roof is an eye-catching and sleek inclusion that makes the most of the restrictions. The origami-like roofline is a continuous folding form, generating folded ceilings for the interior that create spatial variation and tuck down to deeply recessed windows. The home rests comfortably on the block, spreading out a series of lazy decks that meander into the meadow and look out to sea.

The home is designed to provide a comfortable transition between indoor and outdoor living according to season and time of day. The house folds around existing trees, bending to allow for a north deck concealed from coastal wind. A deck to the east celebrates the morning sun, and a protected verandah to the west is a perfect winter retreat. Large glazed doors provide access to these spaces, and connect them to the house even when they're not in use.

The home is flexible, accommodating three generations of family. The plan is zoned to allow separation for sound and environmental control, and the kitchen has a large pantry, a larder and storage areas for gatherings in holiday seasons. All services, including air conditioning, heating and hot water, are capable of being zoned according to levels of occupation. All windows are double glazed, with remote controlled blinds in the living areas.

The interiors are calm and practical. Timber floors, off-white walls, stone benches and tiles are durable, attractive finishes that will stand the test of time and the test of pets and children. Inviting, restrained and aesthetically appealing, this house takes full advantage of the site with a view to year round use and a sense of family unity.

Photography by: Rhiannon Slatter

ARCHITECT // Nettle Architects is a progressive, medium-sized architectural firm based in Windsor, Melbourne, with a practice that extends not only throughout Australia, but internationally. The practice was built upon the work of Wendy Nettle, the Principal, who supplied a firm foundation through her work with a number of high profile practices in Melbourne after graduating from Melbourne University with a degree in Architecture with Honours. Wendy's successful residential practice (Wendy Nettle Architecture) became Nettle Architects in 2002, and is now a dynamic mid-sized practice rapidly moving from small residential projects to handling a portfolio of large boutique houses and medium density housing.

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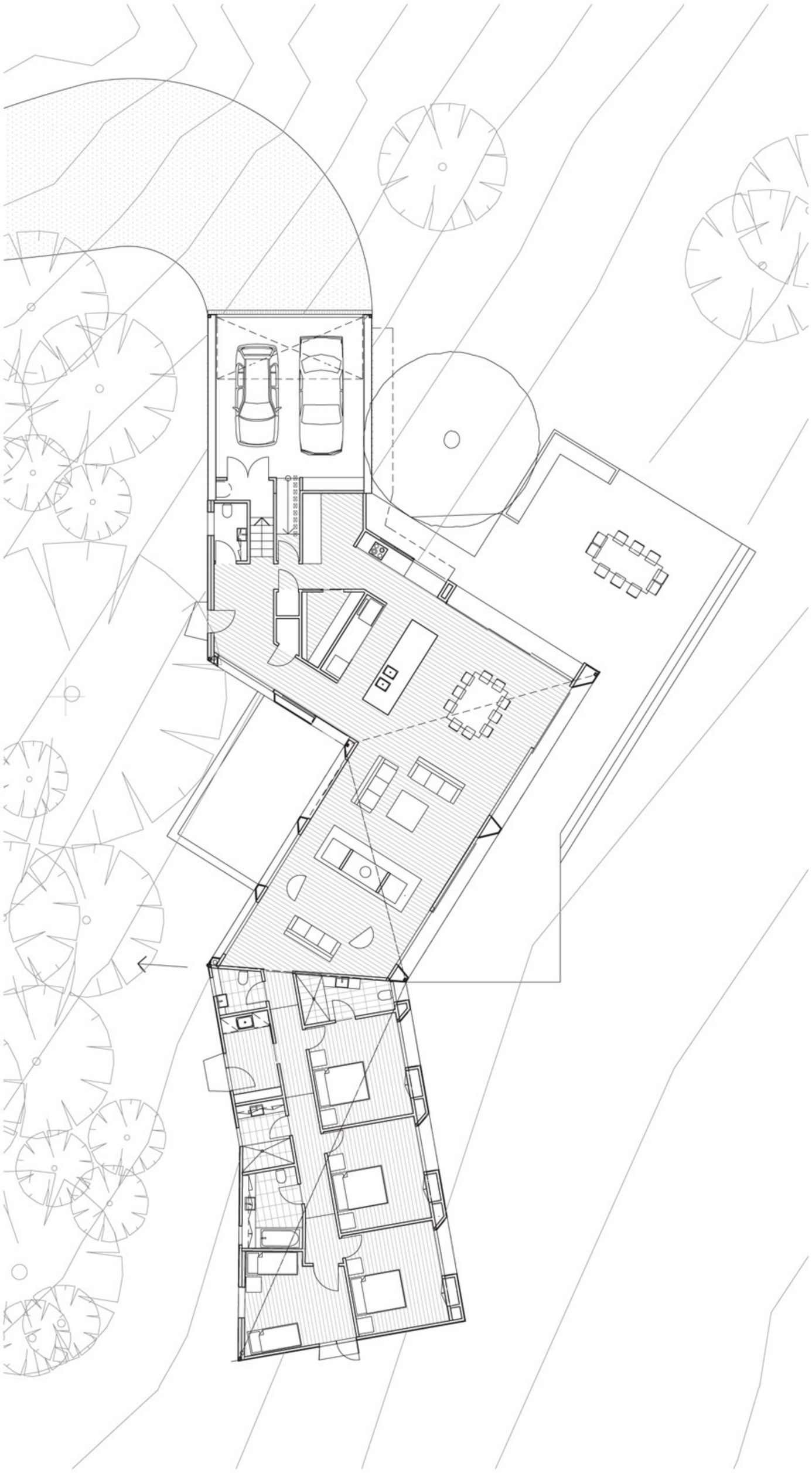
www.nettlearchitects.com

BHS Consultants Structural Engineers
Interior Design Nexus Design
Builder Phil Watson Capelcon
Landscaper The Garden Company

Central to family living
in the house is the
double-sided fireplace
and entertainment unit.



MOOLOOLABA HOUSE

MOOLOOLABA HOUSE

This refreshing canal-side property takes advantage of a north-eastern orientation and views of the water with an unassuming but attractive design. Externally, the home is light and approachable. Internally, cleverly zoned spaces ensure comfort for a large family.

The external form of the home is determined by a single circulation spine that runs the entire length of the dwelling, and is further articulated by lightweight bedroom boxes that serve as support for popped roofs and glass walls. This somewhat unusual formal exercise is a detailed exploration of the hierarchy of spaces implied by the external form of the home. Symmetry in form, derived from the rigorous planning phase, helped greatly in successfully executing this aesthetic.

F.C. Weatherboard cladding painted white is a reflective surface that provides the home with the natural coastal aesthetic it embodies. The fresh, natural, stripped back aesthetic is continued inside. Timber floors and crisp white paint provide an unassuming backdrop against which the ambient natural light reflects and the canal views star.

The singular spine from which all the living spaces extend links the street entrance to the canal, positioning it in such a manner that there is no interruption to specific zones or designated areas in between. Clerestory glazing provides abundant natural light to the living, dining and kitchen zones. All the living zones are carefully arranged around a swimming pool and entry colonnade.

The home is carefully organized to provide discrete and connected spaces, distinguishing definitely between the varying rooms. The plan and form of the home divide it into a cluster of three clearly pronounced zones; there is a children's wing, the communal living quarters, and a parent's retreat. Public and private bathrooms complete the formal symmetry and complement each zone.

The true success of this home is the absense or need for air conditioning. Ceilings and voids are high and, coupled with clerestory louvres, achieve an internal volume that creates a stack effect, moving air through all areas of the home. The circulation spine assists the natural ventilation paths throughout the house, including drawing cool breezes across the pool through the living spaces and back out to the canal.

Photography by: Paul Smith (Paul Smith Images)

DESIGNERS // The Aboda Design Group is a building, interior and product design consultancy based in Coolum Beach, Queesland. Directors, Scott Falconer and Lee Foster have over thirty years commercial and residential building and interior design experience across Australia, the United Kingdom and New Zealand. Since 2005, Scott and Lee have been based on the Sunshine Coast, cementing their reputation as professional, dependable, creative and award winning Designers, the past three as owners and directors of the Aboda Design Group, with a diversity of project types including new residential, refurbishment/renovation, educational, retail, office and medical projects.

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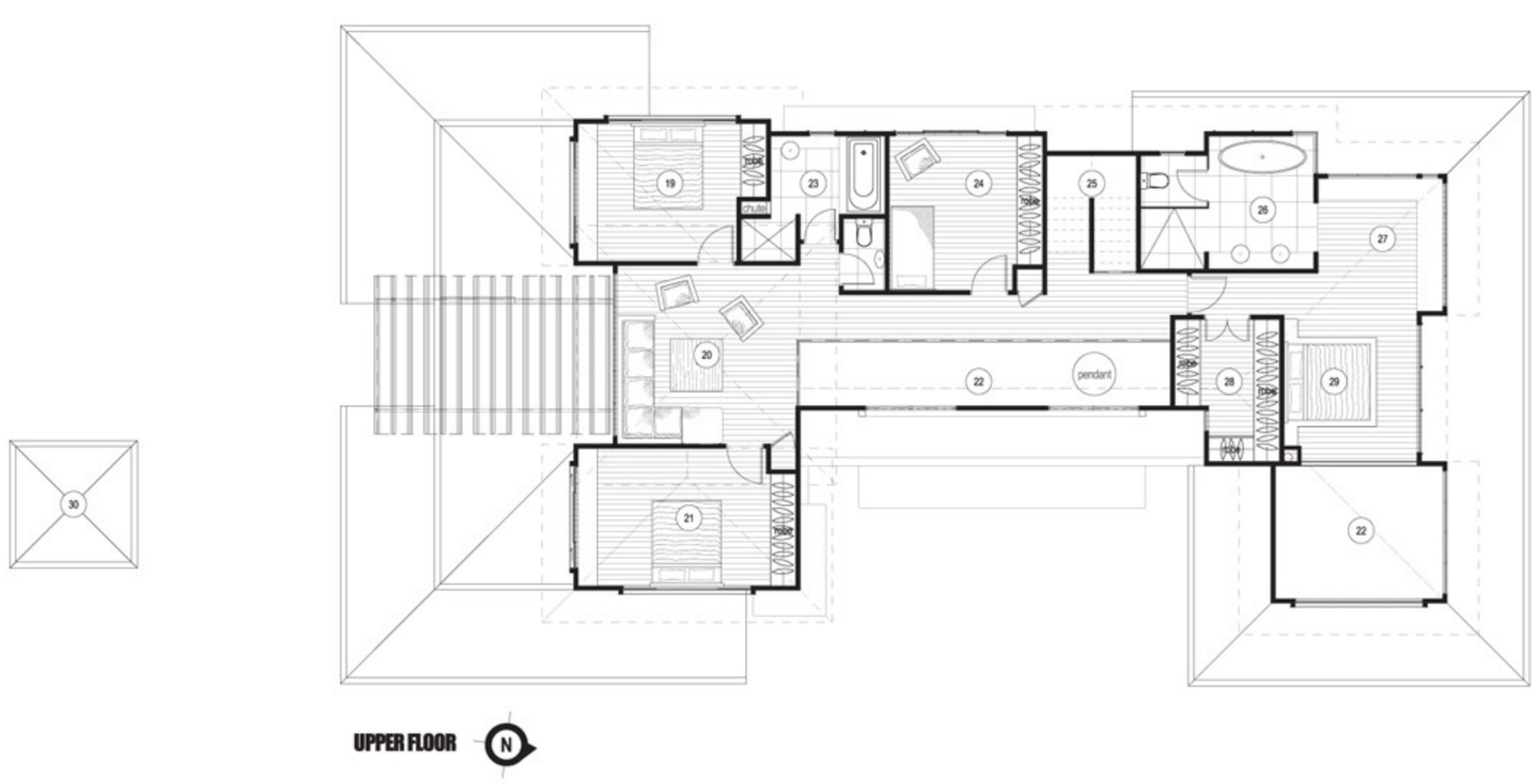
Well-orientated and well conceived, this family home has an elegantly expressed façade that serves as a perfect shell for an ideally zoned interior.



1 ENTRY
2 GARAGE
3 GYM
4 STUDY
5 FOYER
6 LAUNDRY
7 GUEST ENSUITE
8 GUEST BED
9 COLONNADE
10 POOL & POND
11 FORMAL LIVING
12 DINING
13 CELLAR
14 PANTRY
15 KITCHEN
16 ALFRESCO
17 INFORMAL LIVING
18 JETTY
19 KIDS BEDROOM
20 KIDS RUMPUS
21 KIDS BEDROOM
22 VOID
23 KIDS BATHROOM
24 KIDS BEDROOM
25 STAIR
26 MASTER ENSUITE
27 PARENTS' RETREAT
28 MASTER ROBE
29 MASTER BED
30 GATE HOUSE
31 CANAL

SPRING ROAD

SPRING ROAD

Designed by Lubelso, this contemporary four-bedroom family home is refined and bold. Slender and elegant from the front, minimal blades across the first floor create an immediate street presence and a heightened sense of arrival. Inside, the handsome space boasts a series of expansive independent living zones, ideal for the flow of family life.

This contemporary home is a 490m2 two-storey residence perfect for a family. Three integrated living zones, four bedrooms, a study and an outdoor entertainment area under a cantilevered roof have all been designed and built with considerable attention to detail and provide a range of alternately private and public spaces in which a family can comfortably exist.

Inside, a well considered spatial progression from the full height oak paneled front door to the rear outdoor entertainment area naturally connects the space. Three metre full-height double glazed windows ensure wonderful cross-ventilation is afforded from the elegant courtyards each side of the house.

Entertaining is delightful both inside and out, and the transition between the two spaces is natural. The lower level features a fully appointed kitchen with top of the range European appliances blending seamlessly into the satin finish cabinetry. American Oak veneer and Corian bench tops provide continued thematic warmth that recurs throughout the lower floor. The gas fireplace sits against a distinctive and expansive concrete hearth, providing an ideal place for a quiet chat and a glass of wine. Sliding glass doors provide visual access to the inviting outdoor space.

Full height solid pivot doors to the master bedroom conceal a more private retreat, perfect for parents to take some time off. A skylight that spans the full width of the bathroom highlights the sculptural presence of the freestanding bath in the en suite, allowing natural light to wash down the walls and into the bath and shower.

Luxurious and generous without melodrama, the elegance and attention to detail exhibited in the realization of this family home has resulted in a subtle, yet stylish space. Livable and modern, there is an understated opulence that lifts this design above the ordinary.

Photography by: Shannon McGrath, Andy Gibson and Gerard Warrener

DESIGNER // Lubelso is a business within the Canny group, the leading builder of custom designed homes in Melbourne. Canny has an experienced in-house design team of architects, interior designers and drafting specialists with an established reputation for creative, professional and quality builds.

Lubelso takes advantage of this expertise to offer all the benefits of an architecturally designed home for customers who don't feel the need for lengthy design development.

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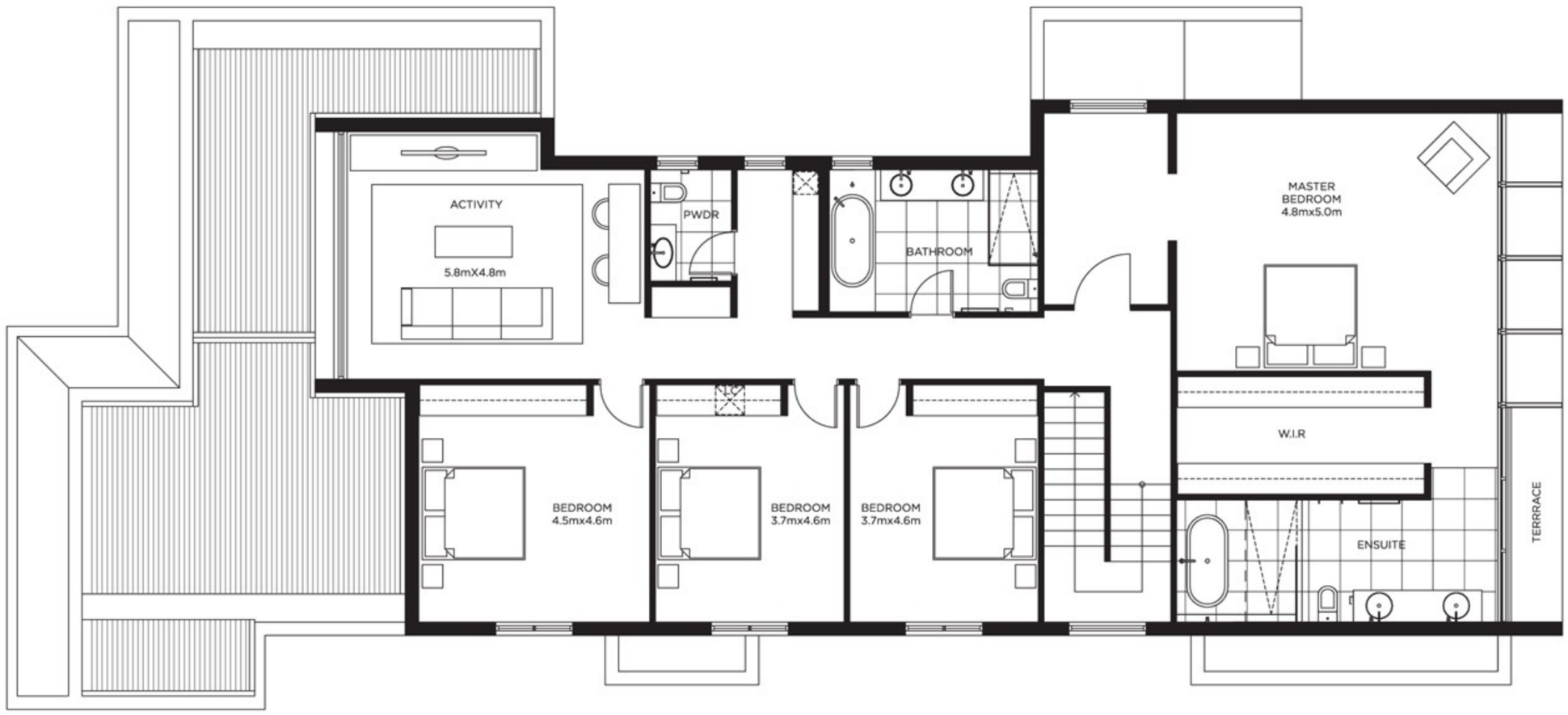
www.lubelso.com.au

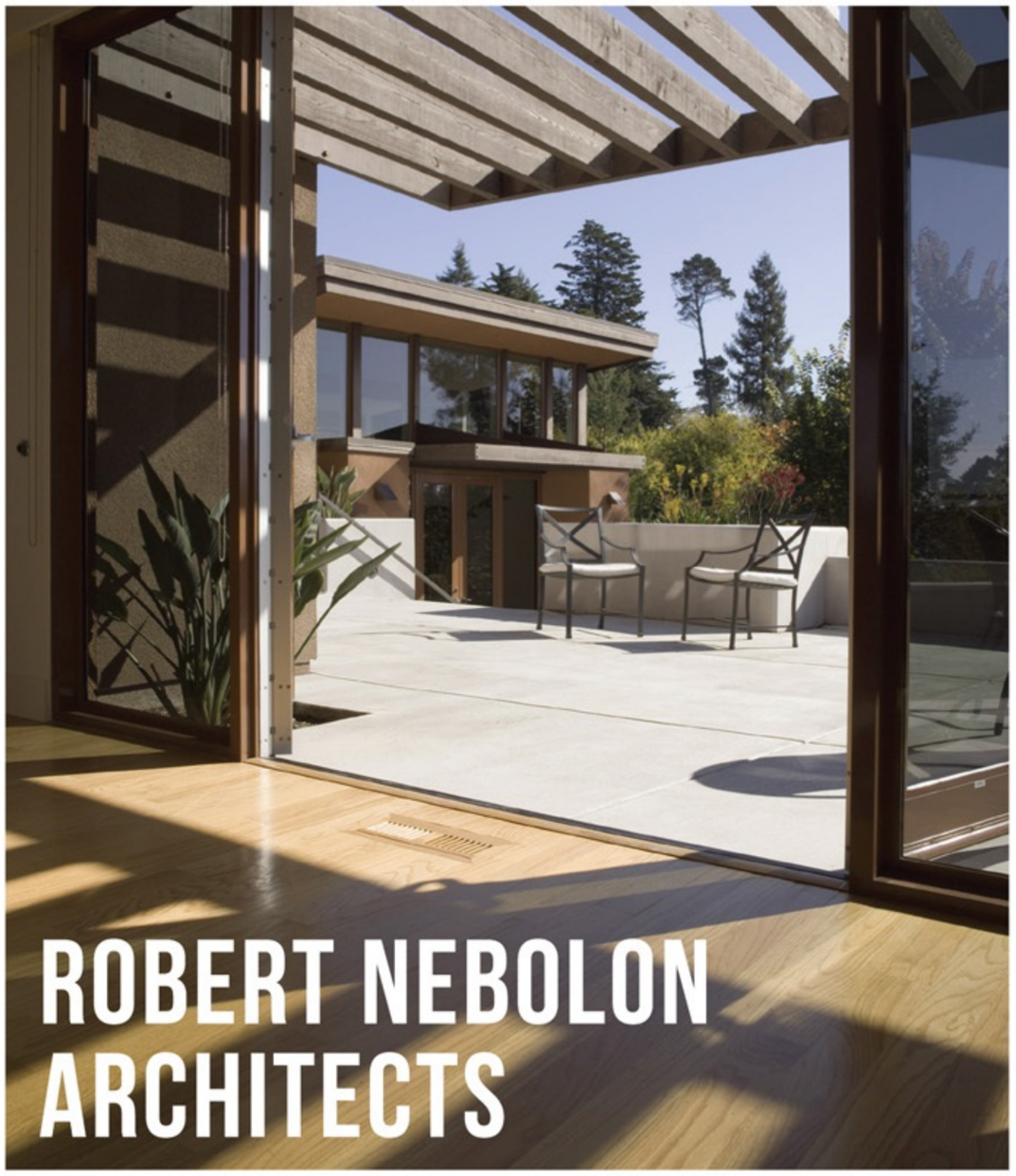
Entertaining is delightful both inside and out, and the transition between the two spaces is natural.



UPPER FLOOR

GROUND FLOOR

BROADWAY TERRACE HOUSE



BROADWAY TERRACE HOUSE

Located on a heavily wooded site on the Oakland Hills Ridge overlooking San Francisco Bay, this contemporary four-bedroom home is designed to grow and adapt with the clients and their children.

The stunning views of downtown San Francisco, the Golden Gate Bridge and Mount Tamalpais had to be the focus of any construction on the site. In addition, the interaction between the site and the home was well considered during the planning stage. To accomplish these objectives, the house is designed as three discrete structures that embrace the central knoll of the property in an 'L' structure.

The procession between these three structures is a journey from darkness to light, from limited views to wide vistas, and from compressed space to expansive volume. This succession of spaces is a reminder to the owners and visitors of the dynamic qualities of the site, with each structure intended for a distinct use. The first structure encountered upon approaching the home is the entry pavilion. Squeezed between the other two structures, this area is dark and cool, recessed into the knoll and surrounded by plantings.

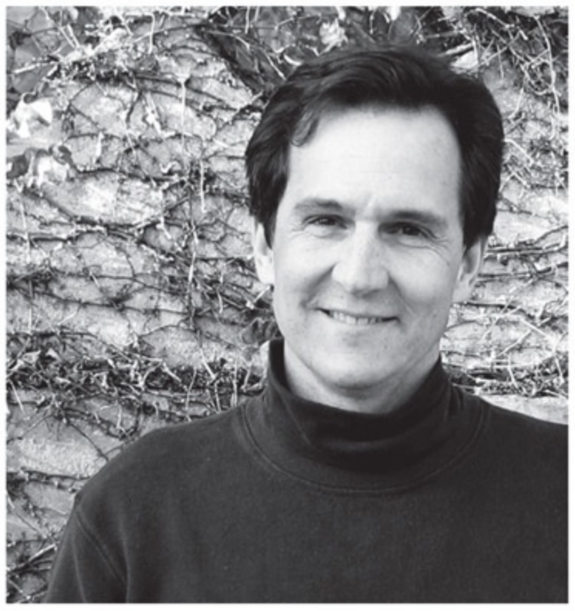
The second structure is the living room pavilion. Filled with natural daylight, this is the most formal and ceremonial area of the three and is set apart and rotated slightly from the other two, aligning the aspect with Mount Tamalpais as a way to convey its ceremonial role in the homeowner's life. The final structure, which is by far the largest, contains all the rooms and spaces required for every day living, and has a strong connection to the terrace and the views.

A strong connection to the yard was a key consideration, so that children can come and go as they please but still be under the parent's watchful eye. Two bedrooms located on the lowest floor of the home was also important, placed for when the children become teenagers and transitional spaces are necessary.

With environmental considerations also accounted for, many sustainable features have been closely integrated into the architecture. The three discrete buildings that comprise the home each create distinct thermal zones and can be shut down independent of one another. The house is also designed to take advantage of afternoon breezes for ventilation, while large openings between floors allow easy passage for cooling breezes and for warm air to escape easily by natural means. Large cantilevered trellises and eaves protect the home from passive solar gain and provide shelter for more sensitive plants.

The exterior materials were selected to highlight the special qualities of the Bay Area, such as rough boards and rough stucco, which have a beautiful and rich appearance in the daylight. Overall this home is stunning, unique, and ideal for family living; a comfortable dwelling that will grow as the owners do.

Photography by: David Duncan Livingston



ARCHITECT // Born in 1959, Robert Nebolon received a Bachelor of Arts in Architecture in 1982 from the University of California, Berkeley, and a Master of Architecture from the University of Washington, Seattle in 1985.

After working at various firms, he started his own practice in 1994, specialising in high-end residential and small-scale commercial projects in Los Angeles and the San Francisco Bay Area. Winning numerous awards, Robert's designs have been published in many magazines and design books both in the United States and abroad. In particular, his works are well regarded for their site-sensitivity and use of natural daylight.

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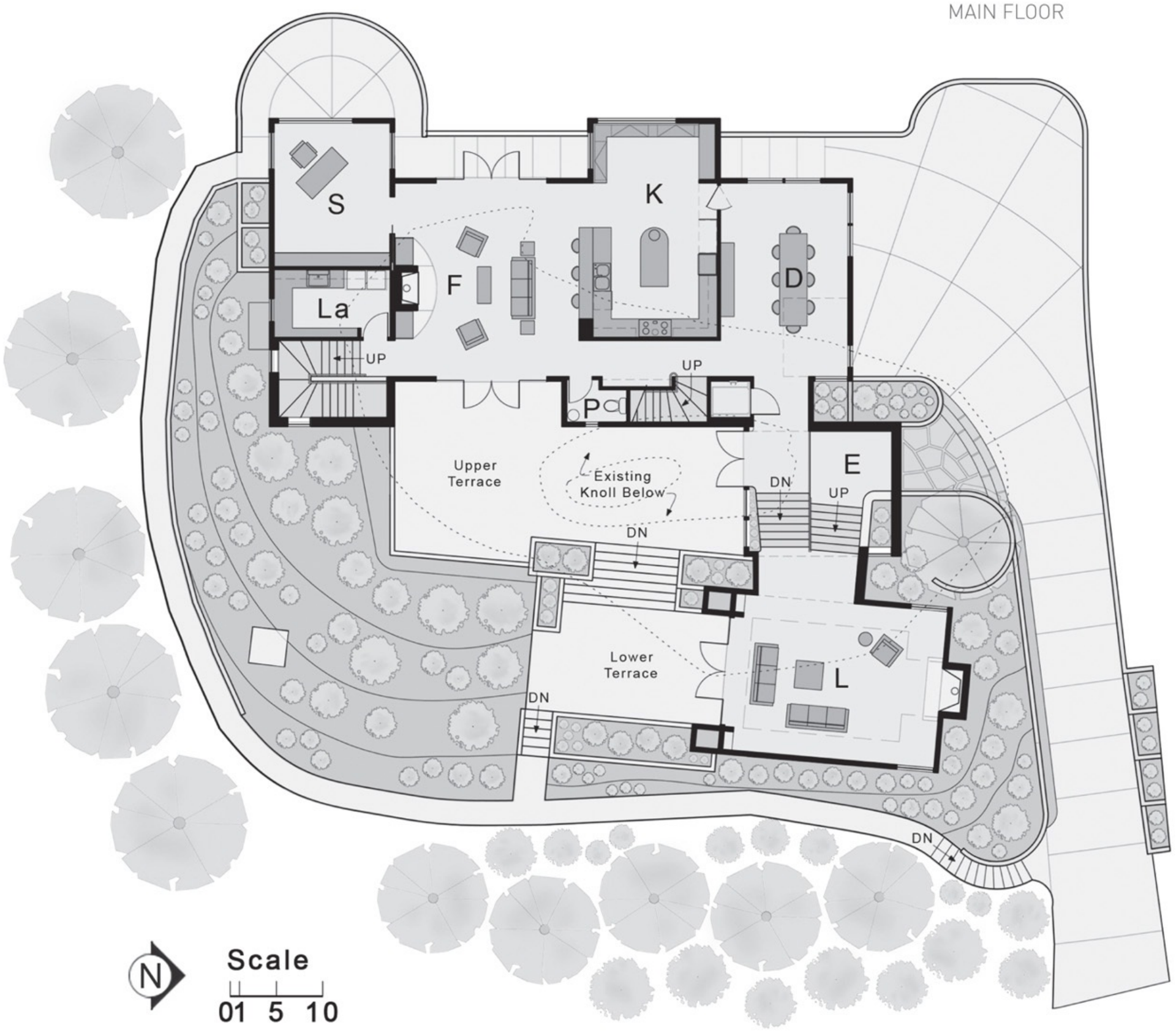
With its three key structures, this dwelling stands out amongst its contemporaries as a shining example of family-focused architecture.

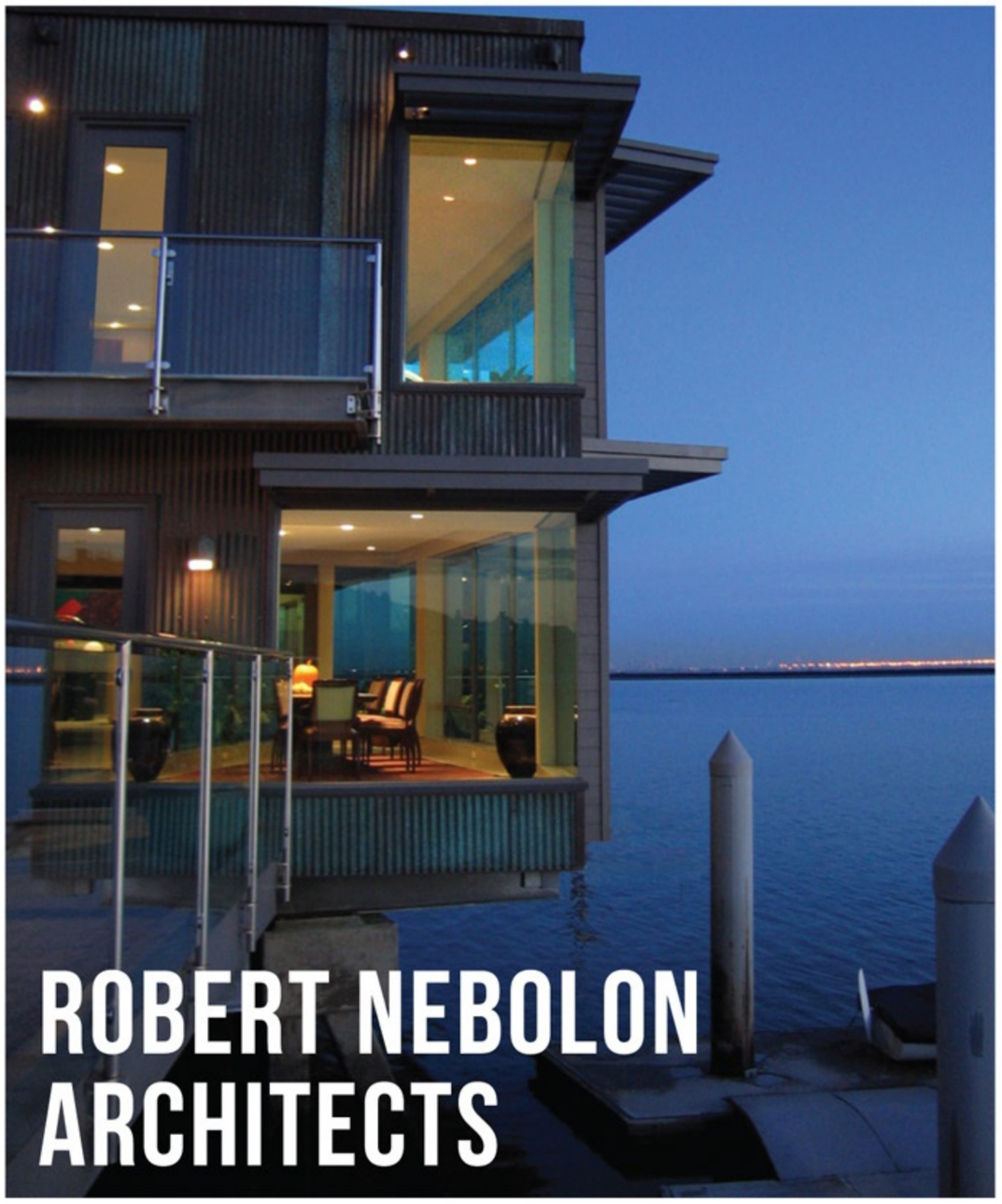
MAIN FLOOR



KEY

D	Dining	L	Living
E	Entry	La	Laundry
F	Family	P	Powder
K	Kitchen	S	Study

POINT RICHMOND HOUSE



POINT RICHMOND HOUSE

This elegant, modern home captures the magic of living in the San Francisco Bay Area. Constructed on a pier over the water, the home gently suggests the curved forms of ship's hulls, seashells, and the bodies of fish.

The four bedroom dwelling was built with a view to facilitate the active life of the owner's family, the strong relationship they have with the water and their love of boating and fishing. The location also demanded a home that would be durable against the effects of a salty environment, with exterior materials that would age gracefully and require minimal upkeep. Corrugated copper siding with verdigris was thus chosen, as it fulfils all three of these requirements. In addition, the wood siding was specified to be rough-surfaced so as to absorb more wood stain, protecting the wood for longer periods.

The home caters diligently to the lifestyle of the family. The expansive outdoor area, built above the water, provides a play area for the children as well as a small pool. A ramp located here allows access to the floating dock, where small watercraft and the family boats are moored.

The interior, meanwhile, is defined by extensive glazing, unlocking incredible views of downtown San Francisco, the Golden Gate Bridge and the water. The double-height living room and mezzanine open up through stacked sliding doors to the expansive deck and balcony for integrated indoor and outdoor living. Glazed corners allow the water views into every section of the home, flooding the interior with light and completing the connection between the home and the bay.

Additionally, the house's indoor spaces are designed to encourage family interaction. The mezzanine bears the piano, allowing music to drift through the home when the children are practicing, while the family room houses a pool table and a games table. Adjacent to this is a dedicated playroom for the children, which can be converted into a fifth bedroom if needed. Upstairs, a home theatre provides a comfortable entertainment space.

A number of sustainable strategies informed the design, reducing energy use and environmental impact. Powder-coated aluminium trellises shade the house from the sun above all south-facing windows, while light-green tinted glass reduces solar gain. The roof, painted white, further reduces conductive heat from the sun. In a sophisticated technological move, the design also employs computer-operated window shades, which are activated automatically whether the owner is present or not.

Resplendent in its bold, grey colouring against the beautiful backdrop of San Francisco Bay, this handsome home is built on strong connections between the water, the city, and the family.

Photography by: David Duncan Livingston

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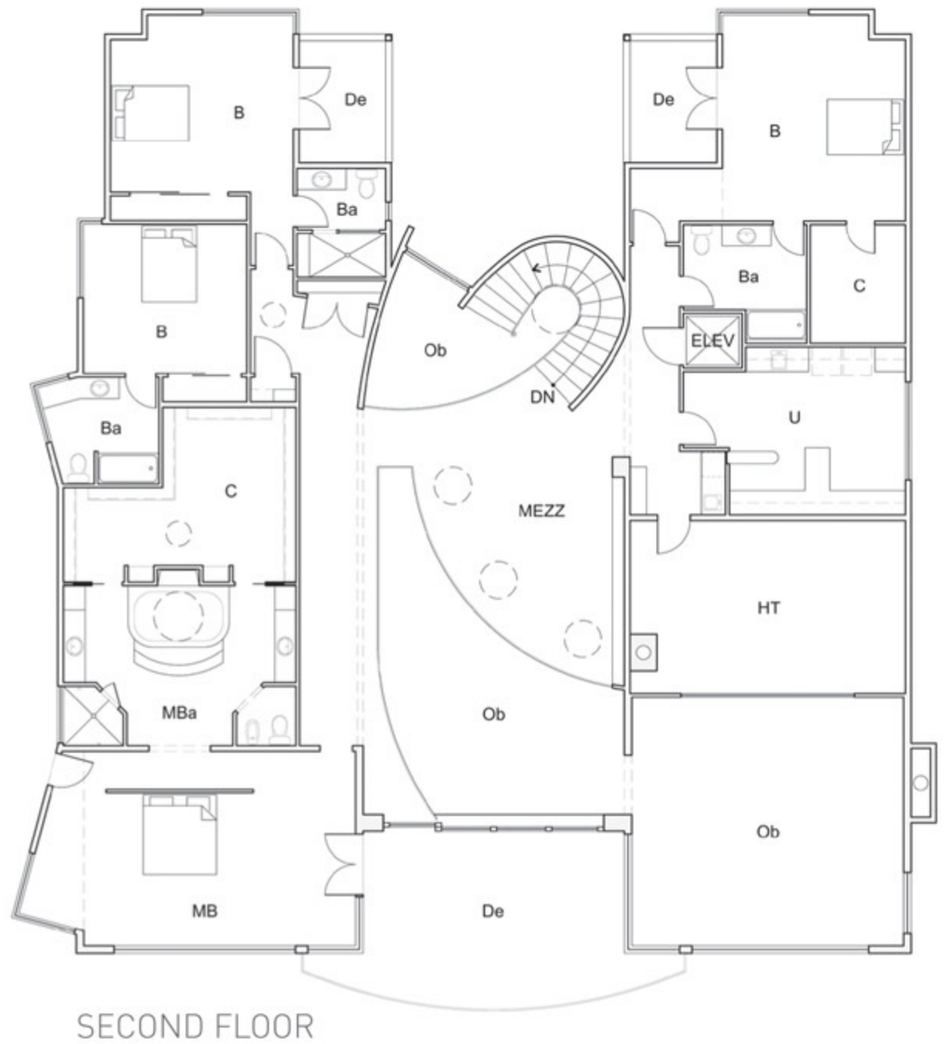
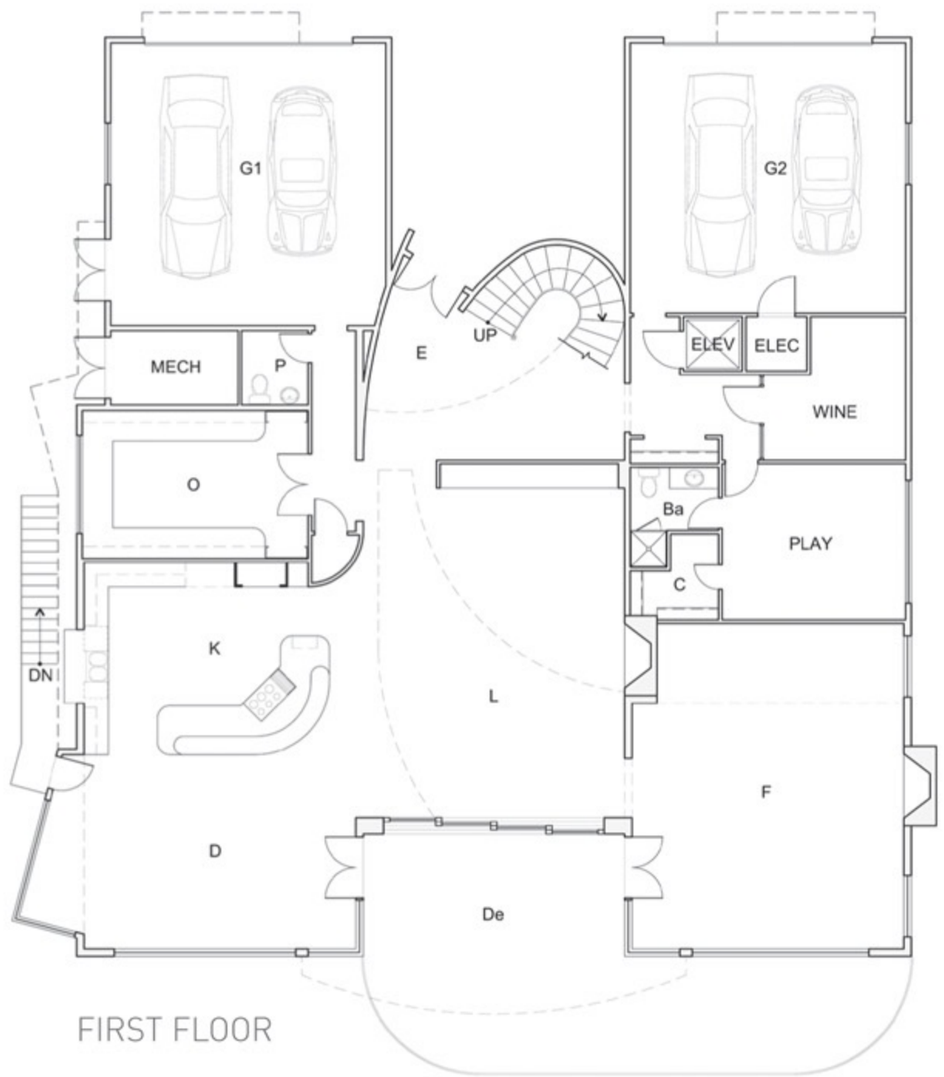


SECOND FLOOR



FIRST FLOOR

KEY

B	Bedroom	K	Kitchen
Ba	Bathroom	L	Living
C	Closet	MB	Master Bedroom
D	Dining	MBa	Master Bathroom
De	Deck	O	Office
E	Entry	Ob	Open to Below
F	Family	P	Powder
G	Garage	U	Utility
HT	Home Theatre		

MISSION HOUSE

MISSION HOUSE

Located in San Francisco, the Mission:House is a two-storey mixed use hybridizing residence in San Francisco that explores systems, functions and flexibility and rejects the traditional discussions that surround style and theme. Highlighting the form and practicality of the well articulated spaces, this is a home that emphasizes the importance of how a space is utilized, rather than how it looks.

At street level the comercial unit with its shingled glass facade made entirely from reclaimed insulated glazing operates as a multi-purpose space, transitioning from an informal office or studio to a pop-up retail shop or gallery as required. The main residential zone of the home, including two bedrooms and an open living area, occupies the first floor and supports the change and growth of the owner's family.

Purchased in 2000, the original building was a run down, shabby Edwardian from the 1800s that had suffered a succession of poorly conceived renovations. The ground floor was a commercial space, and the entire house was obfuscated by neon signage and the layers of bad remodels. A ten year experiment by the new owners, themselves designers, has turned the house into a personal trial ground for material experiments, natural lighting, passive energy integration and unorthodox construction techniques.

The house is small, and creative solutions had to be found for storage and flexibility, and to introduce light and air into the home. A large operable skylight above the central bathroom introduces light that floods through the home, providing the interior with fresh air, light, and even rain. The main living area is a highly efficient space that employs generous use of thick "smart walls" and low, generous cabinetry volumes to provide ample storage space for the couple and their two small children. The roof deck completes the picture with a full 4Kwatt P.V. array and an organic vegetable garden.

In the open plan living, dining and kitchen area, enough IKEA cabinetry for six kitchens form an entire wall surface. Painted in green magnetic paint, this serves as a giant gallery for toddler art. Storage 'walls' are the dividers between rooms that are not fixed, but instead mounted on felt gliders, able to be displaced to create a variety of smaller rooms or one large space. The kitchen island volume, clad in Beech, not only provides a generous food preparation space, but also serves as a large, flat space on which the children can paint, draw or model.

Carefully optimized for functionality, the range of flexible living spaces in this unique and unusual San Francisco home were not seeking to emulate any style or achieve a particular aesthetic. However, the result is a handsome, modern interior with a united aesthetic that is inviting and light filled, open enough to change as the family does.

Photography by: Cesar Rubio, Matthew Millman, Justin Fantl

ARCHITECT // Architect Andrew Dunbar and landscape architect Zoee Astrakhan founded Interstice Architects in 2000 as a response to constraints they encountered because of the arbitrary distinction between the disciplines. The firm now exists as a multidisciplinary practice offering architecture, landscape architecture, urban design and visual art.

Over the past decade, this critical practice has grown, designing private and public spaces on projects of multiple scales, focusing on the broadest possible interpretation of the constructed realm.

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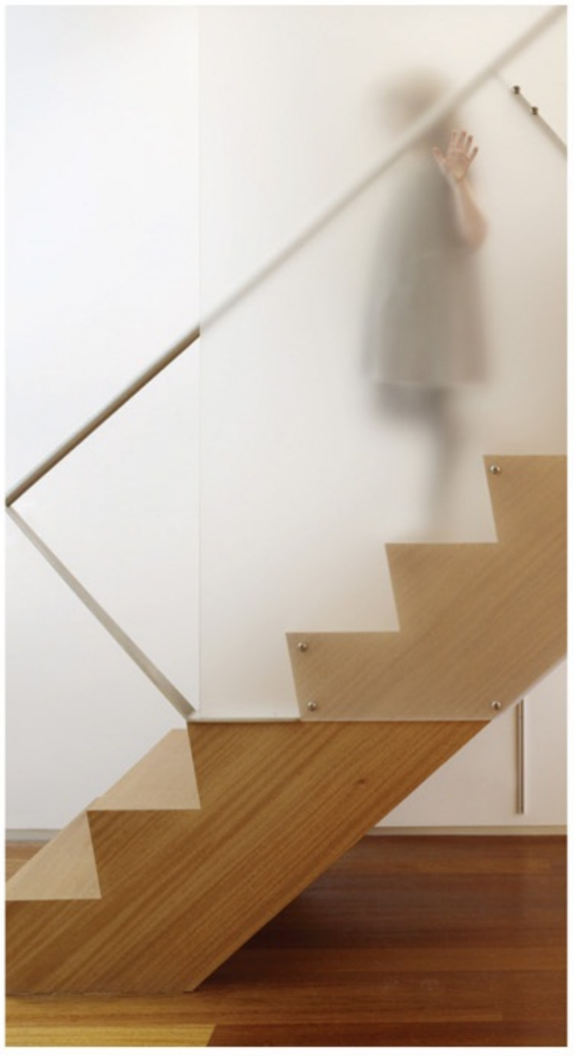
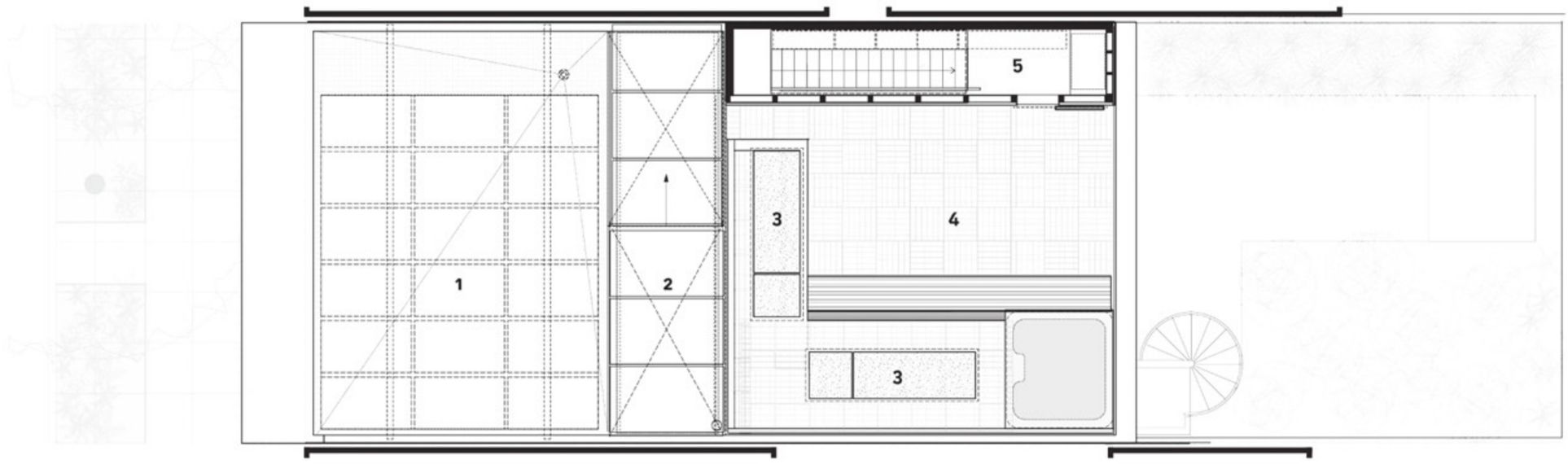


Flexible, transitional spaces form a natural, flowing and evolving space filled with light that is a perfect frame for family life.



KEY

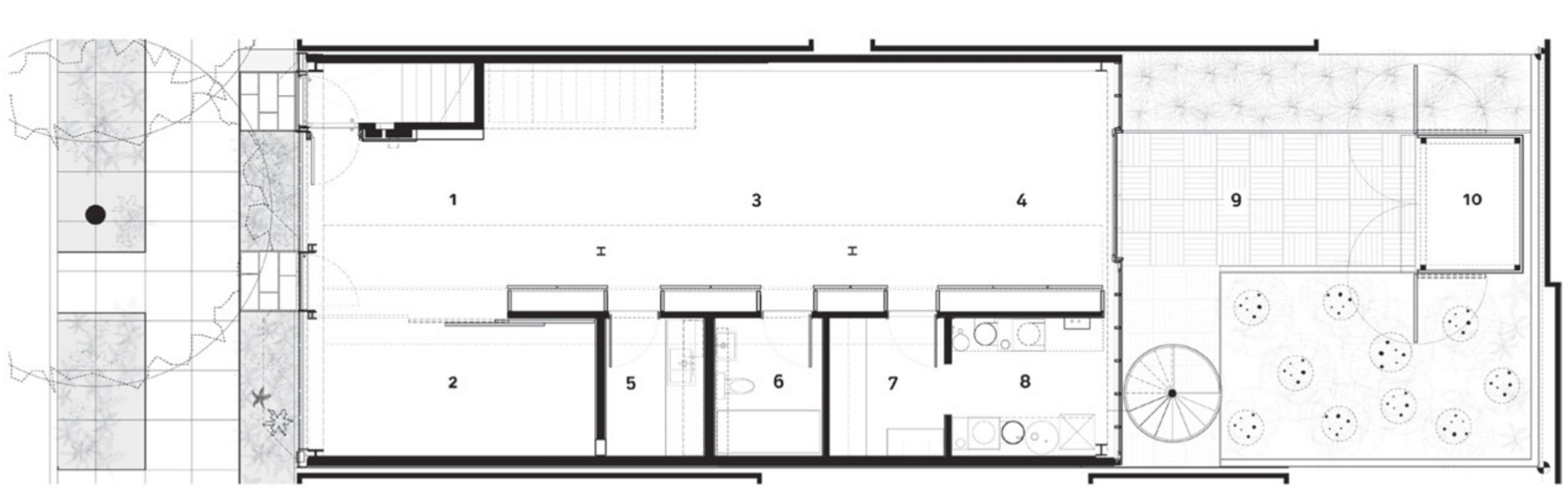
1 Photovoltaic Panel Array
2 Operable Skylight
3 Roof Garden
4 Roof Deck
5 Roof Access

ROOF DECK

KEY

1 Bedroom
2 Master Bedroom
3 Master Closet
4 Bathroom
5 Roof Access
6 Kitchen
7 Living
8 Dining
9 Back Deck Access

FIRST FLOOR (RESIDENTIAL)



KEY

1 Gallery
2 Conference
3 Office
4 Model
5 Storage
6 WC
7 Model
8 Storage
9 Back Deck
10 Storage

GROUND FLOOR (STUDIO OFFICE)

BLURRED HOUSE

BLURRED HOUSE

Named for its unique approach to the integration of the old and new elements of the integration, the 'Blurred' house is a renovated 1930s Californian Bungalow in Melbourne, Australia. Neither rejecting nor mimicking the existing architectural language of the residence, the renovation instead blurs old and new to produce a hybrid that gradually transitions from existing to contemporary.

The only hint at the renovation when viewing the house from the street is a small clerestory window, but upon arrival at the back of the house the home has evolved into a different building, no longer recognizable as the original home. However, rather than perpetuating the established convention for a jarring juxtaposition that pits the façade against a highly contemporary interior, the transition is nuanced and natural.

Inside, though maintaining the original footprint of the home, the revised plan provides additional bedrooms, varied living spaces, a bathroom with direct access from the pool, lots of light and a strong connection to the landscape. The strong connection between the upper floor and the lower unlocks the design, providing a counterpoint to the prevailing axial configuration of the ground level and introducing a double-height void that opens up the living space to copious natural light.

The house provides a number of living spaces of different size and focus. To the front of the home, the living areas are enclosed, insular and discrete. As the house progresses, these spaces open up into the large interconnected room that seems to flow into and embrace the garden and pool space. This formal transition allows the house to be used differently as the year progresses. In addition, the design will accommodate the children's evolving needs for increased privacy and autonomy as they age.

Many of the original materials were retained in the renovation. The baltic-pine flooring, originally imported to Australia in the 1920s, used throughout the ground level, was restored and re-laid. The walls and ceilings were left white, a neutral backdrop for the family's art collection. The bathrooms are finished with contemporary materials and fittings, but period detail is subtly referenced in the contrasting boarder inlays and the use of hexagonal mosaic tiles.

Bild approaches every design holistically, endeavouring to conceptually embrace the entirety of a building and site. Their designs seek to update and improve upon buildings, responding to the existing character and context of a home without creating a modern imposition or slavishly mimicking historical styles. The 'Blurred' house embodies just such a mediation, distinct from both the area's new housing and the original suburban fabric and finding its own niche somewhere in between.

Photography by: TM Photo

ARCHITECT // Ben Milbourne is a registered architect and artist based in Melbourne, Australia. He is a founding director of Bild Architecture, a cross-disciplinary design studio using techniques from architecture, art and design to explore a broad range of projects from bespoke houses for families through to investigations at the urban scale.

Ben has a broad range of architectural experience with various project types and scales, having worked both locally and internationally prior to going into private practice in 2008. Ben currently teaches architectural design at RMIT and Monash University in Melbourne. He graduated from the University of Sydney's architecture program with first class honours in 2002.

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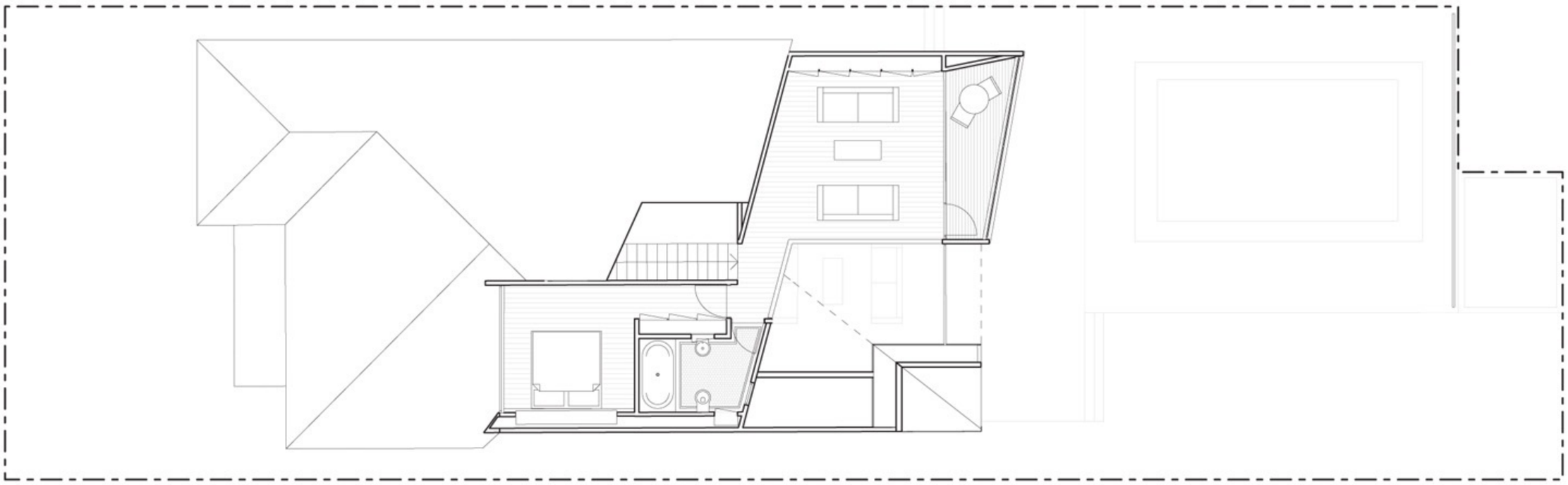
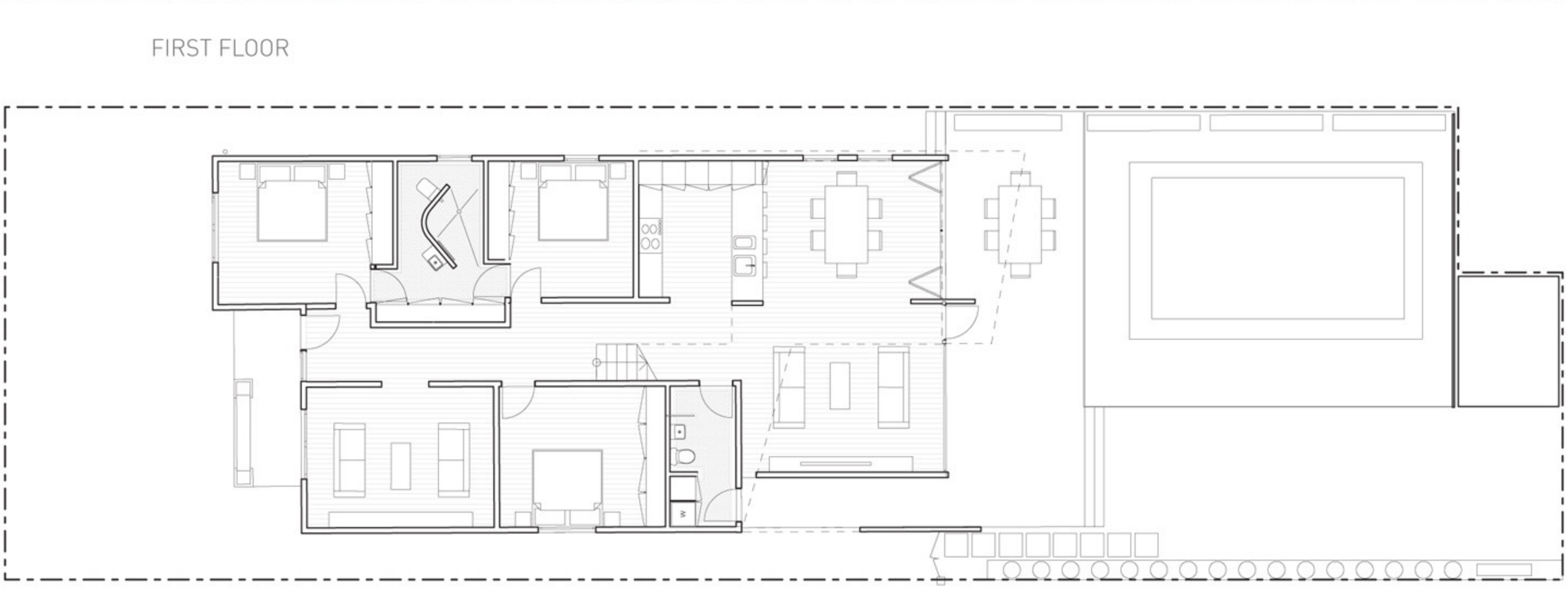
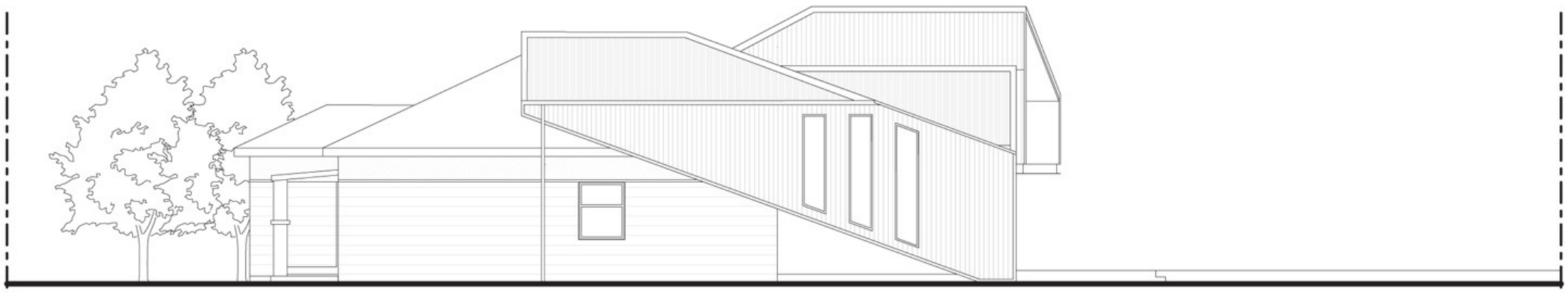
Flexible, transitional spaces form a natural, flowing and evolving space filled with light that is a perfect frame for family life.



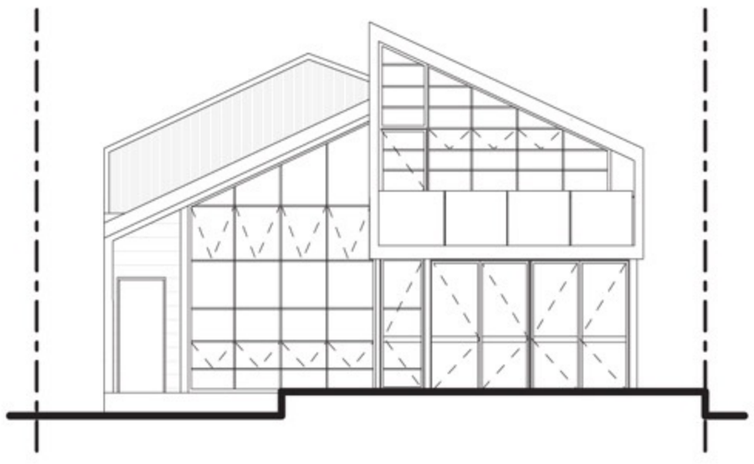
FIRST FLOOR



GROUND FLOOR

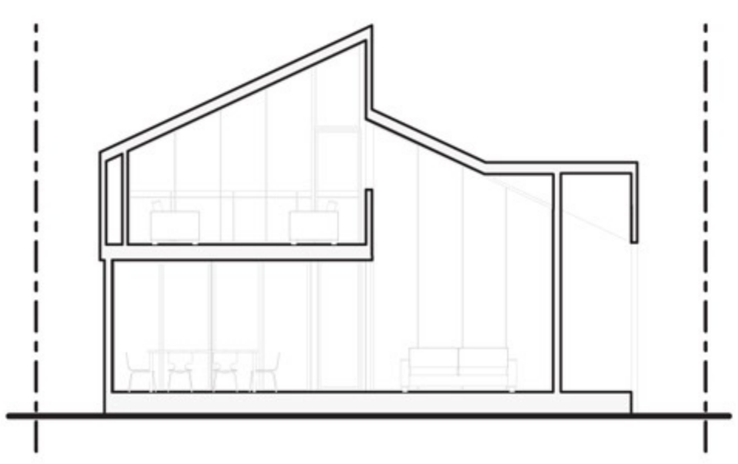


SOUTH ELEVATION



EAST ELEVATION

STREET ELEVATION



CROSS SECTION X

DENCKLA RESIDENCE

COYOTE DESIGN ARCHITECTURE

DENCKLA RESIDENCE

The gentle curve of the façade of this beautiful contemporary design conceals an expansive, friendly space that was designed from the bottom up with the easy interaction of family and friends in mind. Handsome, well-connected communal spaces give way to a series of private rooms that encourage entertaining and conversation.

Daily life in this home revolves around the large kitchen, which has space enough to accommodate multiple cooks, visitors to the space, and both casual and formal eating arrangements, comfortably and naturally. The large island bench is the 'command centre' of the space, offering preparation spaces and a built-in eating nook.

The kitchen forms a strong connection to the rest of the family spaces in the house, as well as the outdoor rooms. The family room is a space that is both cozy enough for the nuclear family of four to watch a movie, and large enough to accommodate 20 or more football fans when the game is on. The custom built-in sofa is large, plush and perfectly suited to the space. Handling large crowds is made simpler with the implementation of 'his and hers' powder rooms that service the family rooms.

The progression from the interior to the outdoor rooms is comfortable and extends the already amply proportioned house. Amenities outside rival a high-end resort. The large swimming pool and hot tub are both eye-catching and functional. Surrounding this space, a cabana and a steam room provide places to relax or mingle. The outdoor kitchen further enhances this functionality, and offers the perfect relaxed cooking environment during the summer.

Rich, durable surfaces are used throughout the home; hardwoods, stone, metal and tile. Durable and easy to clean is a great combination for a family with kids and who entertain frequently, but these elegant materials also speak of quiet luxury throughout the interior.

The eclectic mix of modern and traditional design elements alongside a rich and well-implemented materiality give this home timelessness. The home is versatile enough to accommodate the growth of the family, offering a range of large guest spaces, and will suit the owners as they age.

Photography by: Sheila Addleman

ARCHITECT // Darren Dickerson, AIA is a Seattle-area based architect and owner of Coyote Design Architecture + Planning PLLC. The practice is primarily involved in custom residential projects, both new construction and renovated. Darren's creativity, cost-effectiveness, problem solving and energetic attention to detail are stressed in projects both large and small. He is constantly seeking unique opportunities inherent within each project to create outstanding work and homes that give clients lasting enjoyment.

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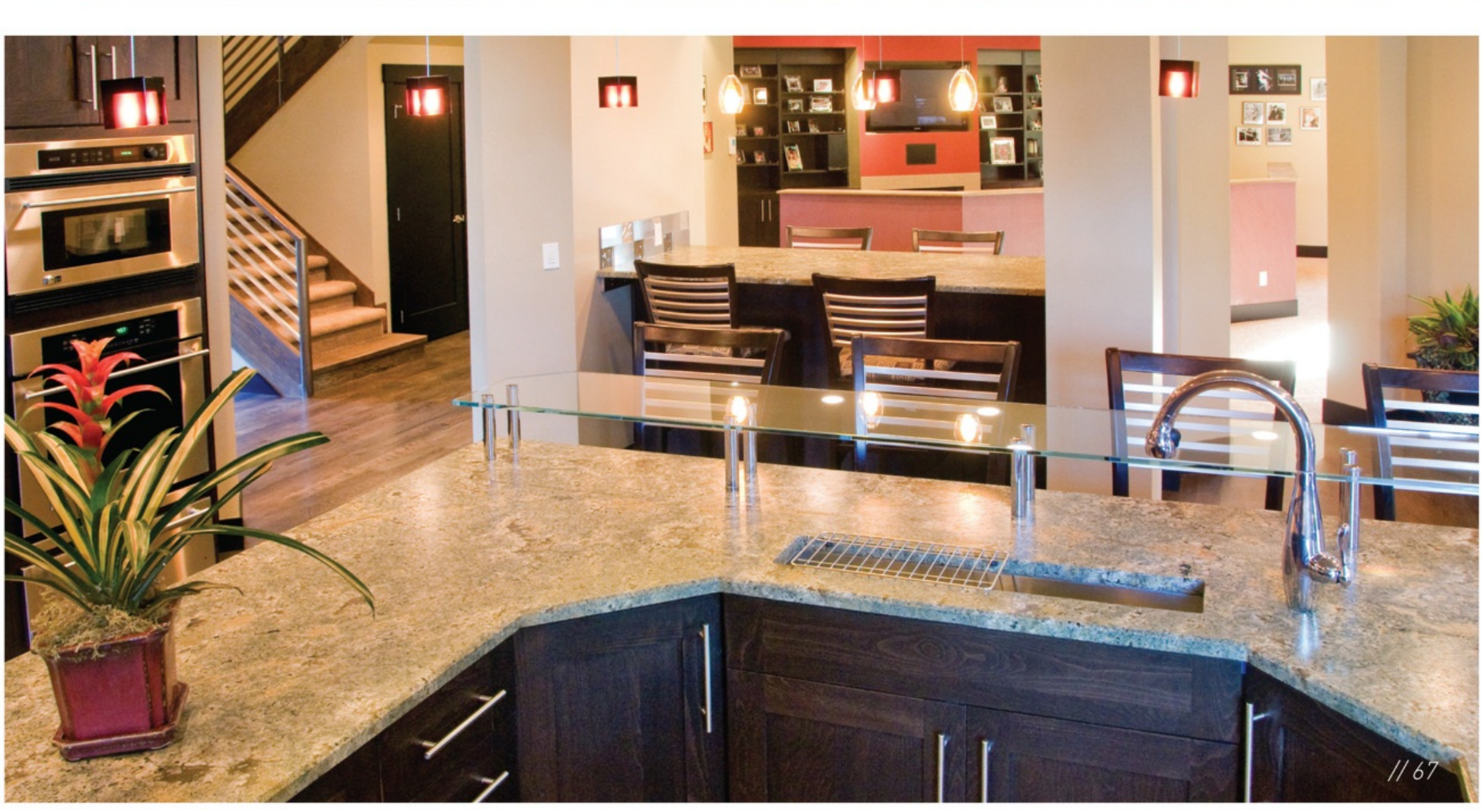

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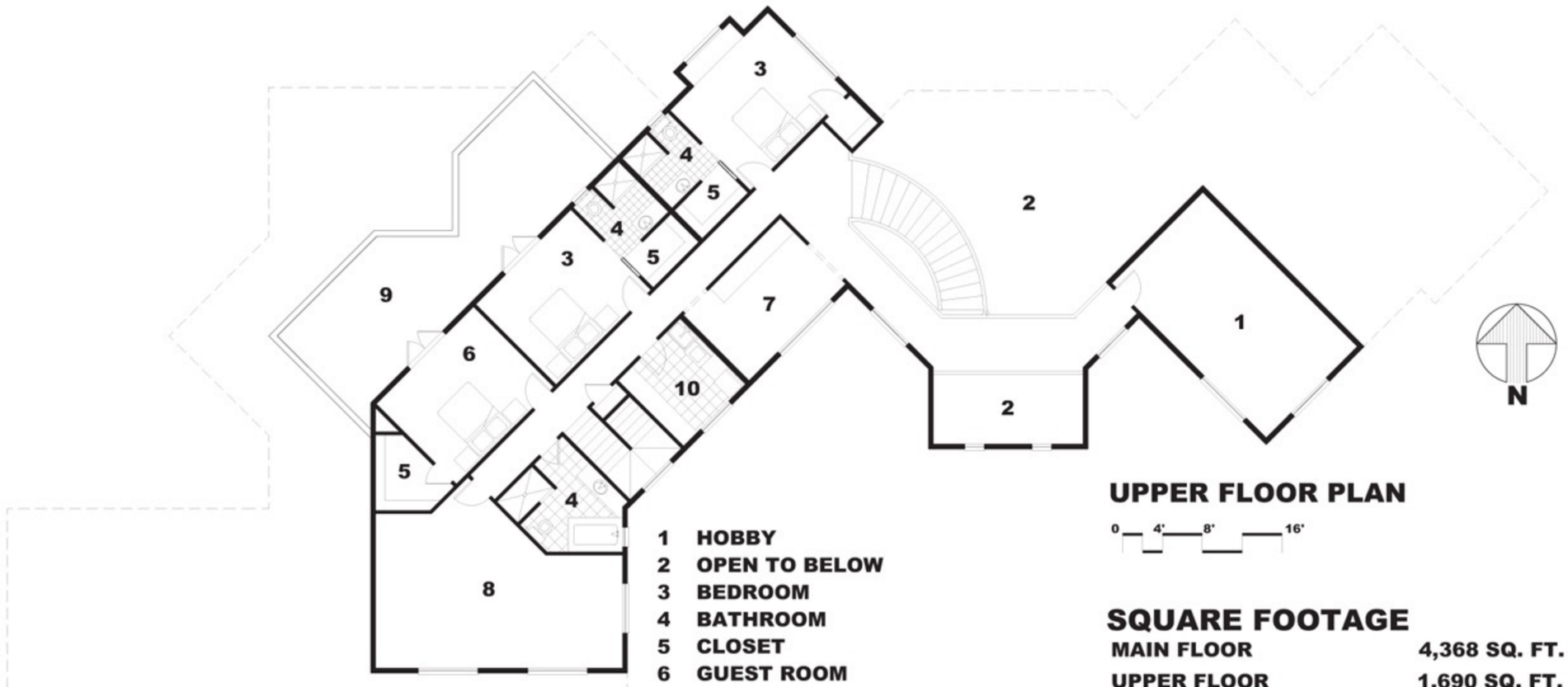


1 HOBBY
2 OPEN TO BELOW
3 BEDROOM
4 BATHROOM
5 CLOSET
6 GUEST ROOM
7 ACTIVITY CENTER
8 FLEX ROOM
9 ROOF DECK
10 LAUNDRY CENTER

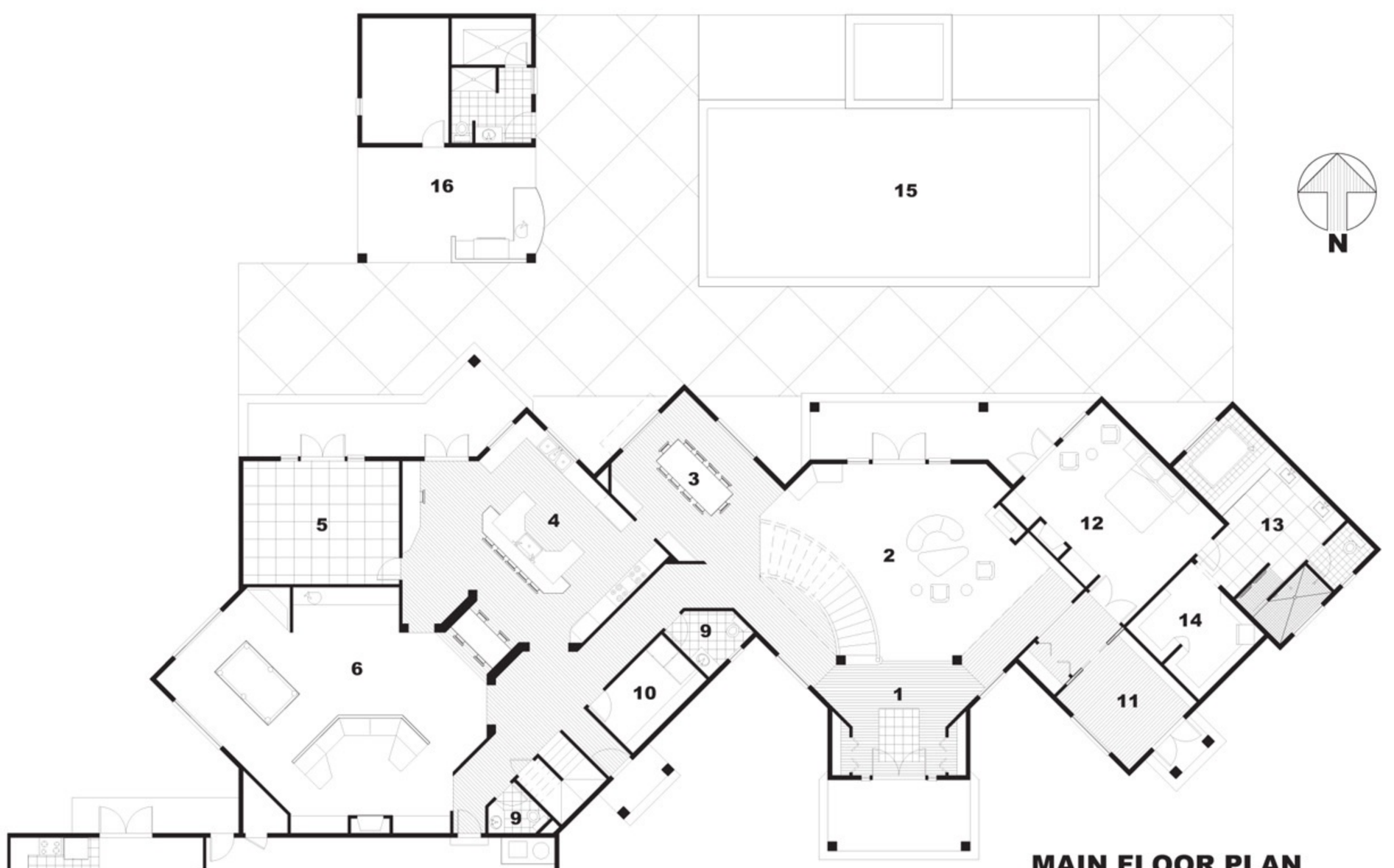
N

UPPER FLOOR PLAN

0 4' 8' 16'

SQUARE FOOTAGE

MAIN FLOOR	4,368 SQ. FT.
UPPER FLOOR	1,690 SQ. FT.
TOTAL FINISHED AREA	6,058 SQ. FT.



1 FOYER
2 LIVING
3 DINING
4 KITCHEN
5 EXERCISE
6 FAMILY
7 GARAGE
8 APARTMENT
9 POWDER
10 PANTRY
11 DEN
12 MASTER BEDROOM
13 MASTER BATHROOM
14 CLOSET
15 POOL/SPA
16 CABANA

N

MAIN FLOOR PLAN

0 4' 8' 16'

SQUARE FOOTAGE

MAIN FLOOR	4,368 SQ. FT.
UPPER FLOOR	1,690 SQ. FT.
TOTAL FINISHED AREA	6,058 SQ. FT.

SQUARE PEG ROUND HOLE

SQUARE PEG ROUND HOLE

This is a home designed to be flexible, accommodating a growing family and allowing for alternate future uses. It celebrates the outdoors with a strong connection to nature, yet is modern, attractive and unique. There is something intimate about the interrelated design of this Torquay home that makes it undeniably inviting.

This project represents a model of increased suburban density - that can accommodate and allow for a growing population while simultaneously enhancing the landscape character of the area The result is a home comprised of two pavilions, with space for a third if required in the future. In effect, these are two self-contained residences, making them ideal for the children's growth or to house more elderly relatives who may need to be close by. The main house consists of three bedrooms, three living spaces, a combined kitchen/meals area, laundry and a study. All this is neatly packed into less than 150 square metres

The smaller pavilion contains two bedrooms, a bathroom, a small study and an open, light-filled dining and kitchen area, with a small, private courtyard located to the north to provide an outlook from the living space.

This range of living spaces, both private and communal, can cater with ease to the changing needs of the young couple, their children and their guests. The main house contains three small living areas that are visually linked, but can accommodate different activities simultaneously, allowing the needs of each occupant to be provided for while retaining a connection with the rest of the household. Small bedrooms encourage children to interact in the open, communal spaces of the home, rather than hide away.

At the centre of the house, a double-brick cylinder serves as the intimate 'round room' - a living room that is private, semi-enclosed and serves as the emotional and physical heart of the home, which also doubles as a study on the upper level.

There is an emphasis placed on active living and natural progressions between the indoor and outdoor spaces, thus taking advantage of the enviable coastal position. Sliding glass panels encourage interaction with the outside, while a large alfresco deck allows for family dining under the stars as often as the weather permits. Rather than guarding against the physical changes that the exterior materials will go through with time, the façade finishes are all hard wearing and designed to age gracefully.

Photography by: Simon Boin

ARCHITECT // With offices in both Melbourne and Geelong, Latitude Architects undertakes a broad range of projects, including single and multi-unit residences, education and research facilities, and healthcare and community projects. Wayne Reid, the principal of Latitude Architects, has more than 15 years experience in residential, healthcare and education projects.

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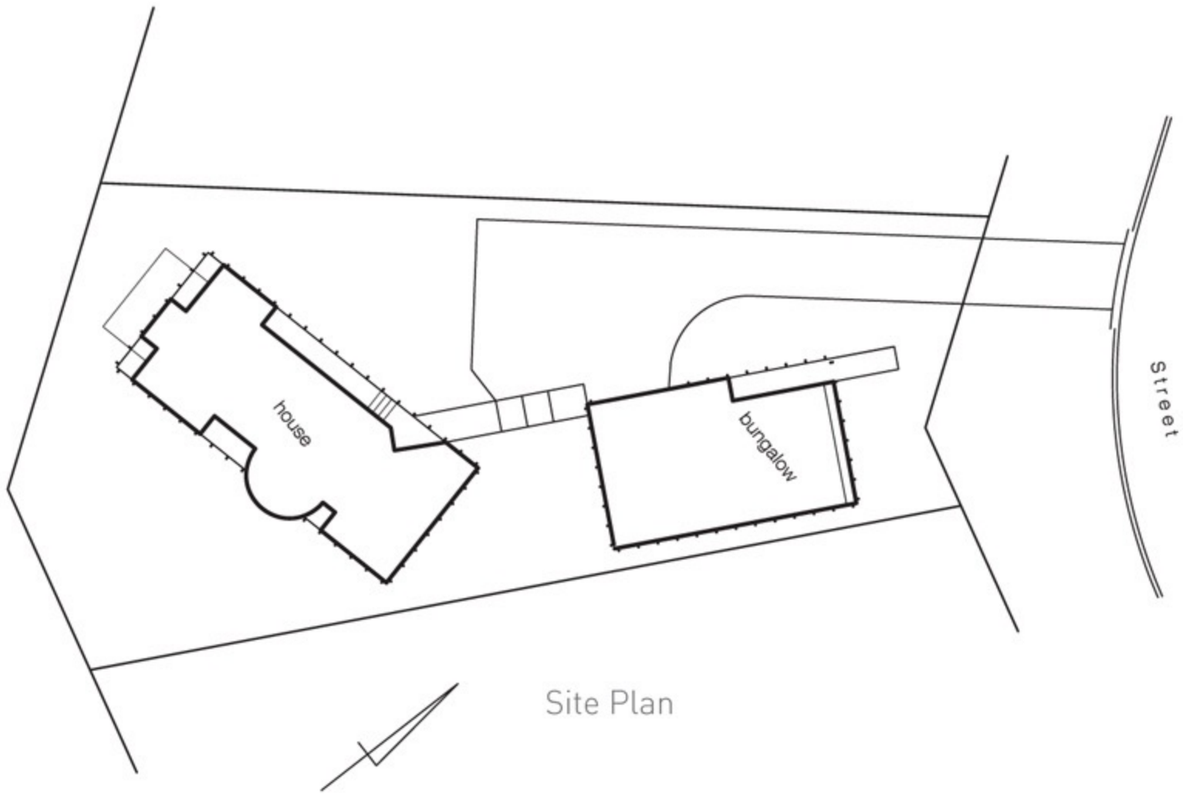
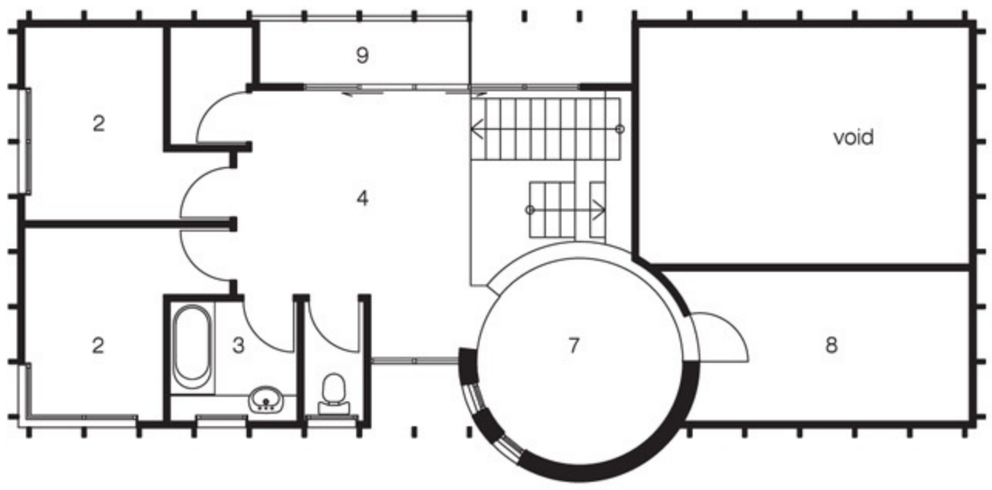
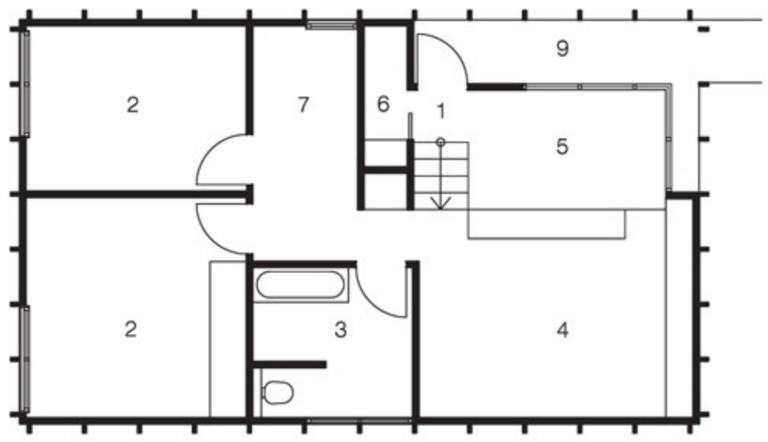
Noting a trend towards suburbanised living in coastal regions, this design makes a conscious lean towards a more relaxed, connected design, one that embraces the ocean and nearby farmland.



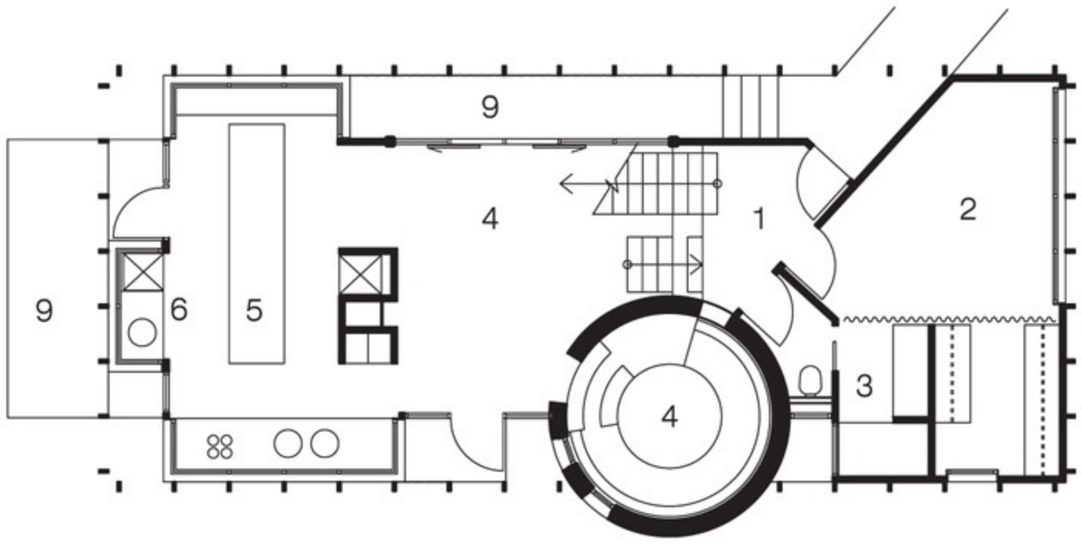
Site Plan



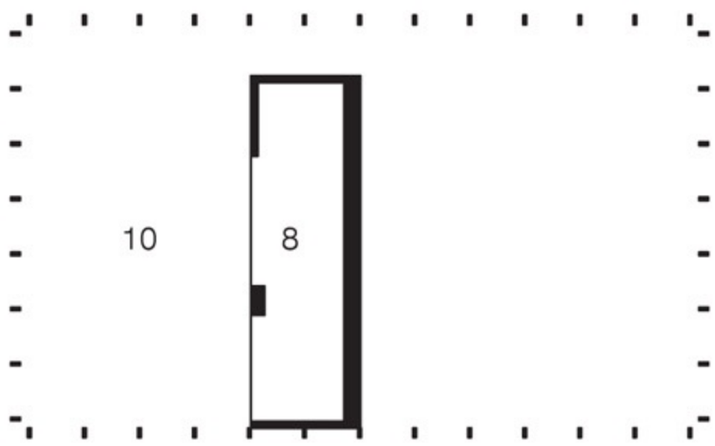
upper floor - house



upper floor - bungalow



lower floor - house



lower floor - bungalow

KEY

1	Entry	6	Laundry
2	Bedroom	7	Study
3	Bathroom	8	Store Room
4	Living Area	9	Deck
5	Kitchen/Dining	10	Car

BURRANEER

INNOVATIVE ARCHITECTS

BURRANEER

The opportunities provided by this unique deep waterfront property excited the team at Innovative Architects. It was necessary, due to council regulations, for the existing building on site to be retained, but extensive remodeling has provided the clients with an ultra modern family home that retains the warmth of a domestic residence that will grow and change as life does.

Stunning water views are framed and celebrated by the new design, and provide raw, unstructured contrast to the contemporary, sleek lines of the house. Upon arriving at the front gate of the sophisticated residence, you are greeted by a subtle but dynamic façade, a range of calm natural elements highlighted by the drama of unexpected detail. The immediate impact of the home is one that engulfs visitors in the design, in which they become aware of the architectural nature of the home.

Traversing across tranquil Koi ponds to the front entrance, visitors catch a glimpse of one of the forward-facing children's bedrooms, an exquisite hint at the home beyond. A variety of differently sized windows wrap the home, diffusing light into the house that enlivens the space.
The kitchen is central to the design. The polished concrete island bench is an impressive, stoic feature, and features low seating for informal family meals. A two-way fireplace matches the design and strength of the bench, and distinguishes the formal and informal dining areas.

The central living space for the young family is sparse, but at no time does it lack depth or warmth of design. Impressive cabinetry, subtle, delicate lighting, tiles and bold carpeting define the space, giving it personality and approachability for the children and ensuring it comfortable for the parents. An abundance of built-in storage allows for ease of use and hassle-free cleanup.

The children's bedrooms have been designed to evolve and grow naturally, as the children will. Use of eye-catching and elegant paneling in the girl's bedroom has given this space an elegant, romantic feeling, and this is truly a palace chamber fit for a little princess that will nonetheless provide ample space and connection to grow as she does. The boy's room is a delightful retreat. Unusual and inspired bed arrangements are functional and fun; storage will keep toys and clothes off the floor and desk space will allow for everything from art projects to science experiments and study.

A quirky boundary fence is an eye-catching and unusual design feature. This is not merely a modern fence, but a barcode that reflects the family name – a testimonial to this client's desire to push the boundary, create an impression and truly claim this stunning home as their own.

Photography by: Keith McInnes of Keith McInnes Photography

ARCHITECT // Innovative Architects is a highly respected architectural practice that has been operating for over 20 years, run jointly by Cameron Jones and Greg Jones. Together they oversee each project from inception to completion.

Cameron and Greg have a combined practical experience of over 40 years, reinforced by a talented team of professionals. They share an enviable reputation amongst their peers and have fostered excellent working relationships with councils and consultants. These relationships, along with their own extensive industry knowledge, are key factors in their success.

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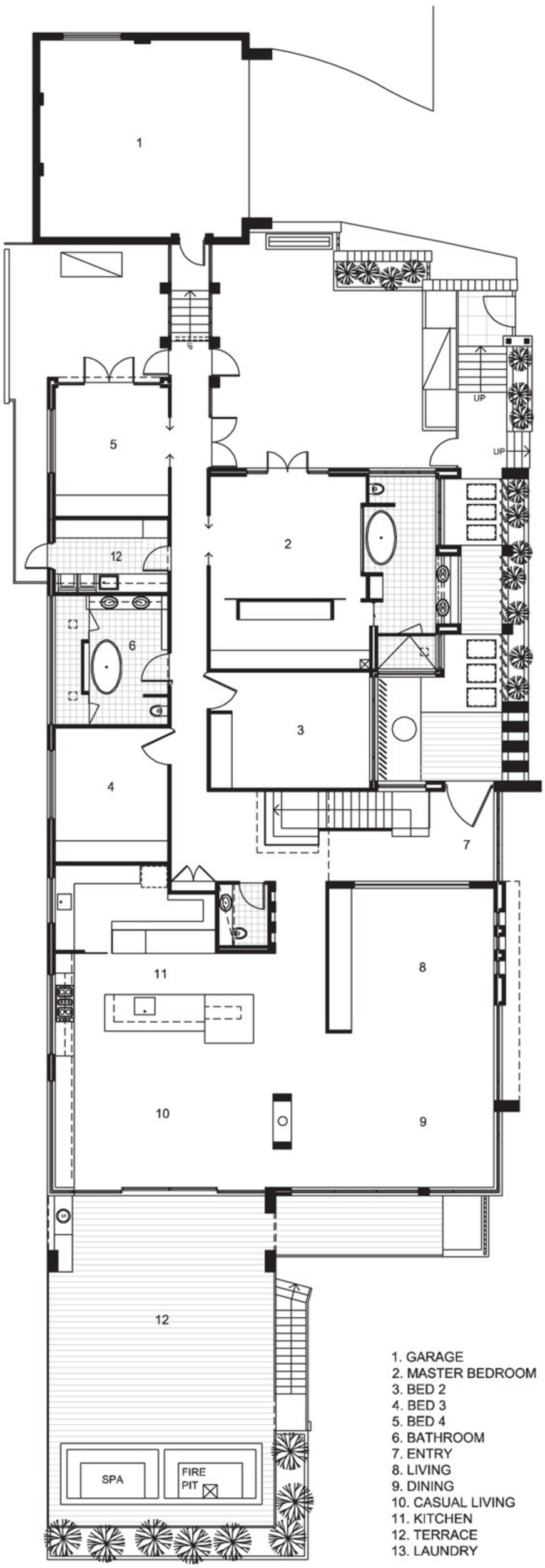
www.innovate.com.au

Builder: Sammut Developments Pty Ltd
Interiors: EB Interiors

Alluring attention to detail and the flexibility of the home has resulted in a functional, bewitching and resplendent family abode that will endure through the life of the family unit.



1. GARAGE
2. MASTER BEDROOM
3. BED 2
4. BED 3
5. BED 4
6. BATHROOM
7. ENTRY
8. LIVING
9. DINING
10. CASUAL LIVING
11. KITCHEN
12. TERRACE
13. LAUNDRY

YUPON HOUSE

YUPON HOUSE

The owner-architect of this beautiful home in Texas hoped to build an expansive space to enjoy with his wife and young daughters. The two-storey home is open and connected, and every space is utilized. The home emphasizes closeness and communication between family members, and the interior is clean, warm and friendly, a beautiful, inviting house in which everything has a place and time.

The foyer has two main entrances: one from the street, and an every day entrance from the carport that takes visitors past the expansive kitchen window that rests on one of the concrete counters. The ground floor is an attractive and expansive room, zoned by different spatial volumes and clever textural distinctions. The exposed glue-lam beams that support the second floor are arranged to gently zone the spatial purposes of the large open plan living space beneath them. Galvanized metal screens shade the windows from the sun.

The unity between floors ensures that physical proximity between family members is enhanced by an ability to communicate from upstairs to downstairs. The second floor is arranged around a double loaded corridor with bedrooms on one side and service facilities on the other. The living room volume sits between the master bedroom and the rest of the bedrooms. The second floor windows are protected from the sun by the roof's large overhang.

The study is a hub within the home. Partially separated from the living room, is also acts as a family computer room. The desk runs along the walls, enclosing the study space, and houses four computers, one for each member of the family. As the daughters have grown, the family computer room has not become obsolete: where once this was a quiet play space and an arts and crafts studio for the girls, this is now a study room separate from their bedroom computers.

Contrasting tones that balance inviting warmth and fresh, reflective intensity make the rooms both friendly and light-filled. Carefully separating communal and private spaces has ensured that family connections are maintained without compromising the individual lives of the occupants. The long side of the house faces the park, and the circulation of the first floor responds to a desire to be more engaged with the common recreation area.

Photography by: Hester+Hardaway

ARCHITECT // Camilo Parra founded Parra Design Group, a design and development company, in 1988. Since then, he has developed over 200 townhouses in the inner city of Houston, Texas as well as built custom and affordable housing through his construction company, Catama Builders. Camilo is also an adjunct assistant professor in the School of Architecture at Prairie View A&M University. An active member of the American Institute of Architects, Camilo has served on the Board of Directors of the Houston Chapter and on the board of directors for the Rice Design Alliance.

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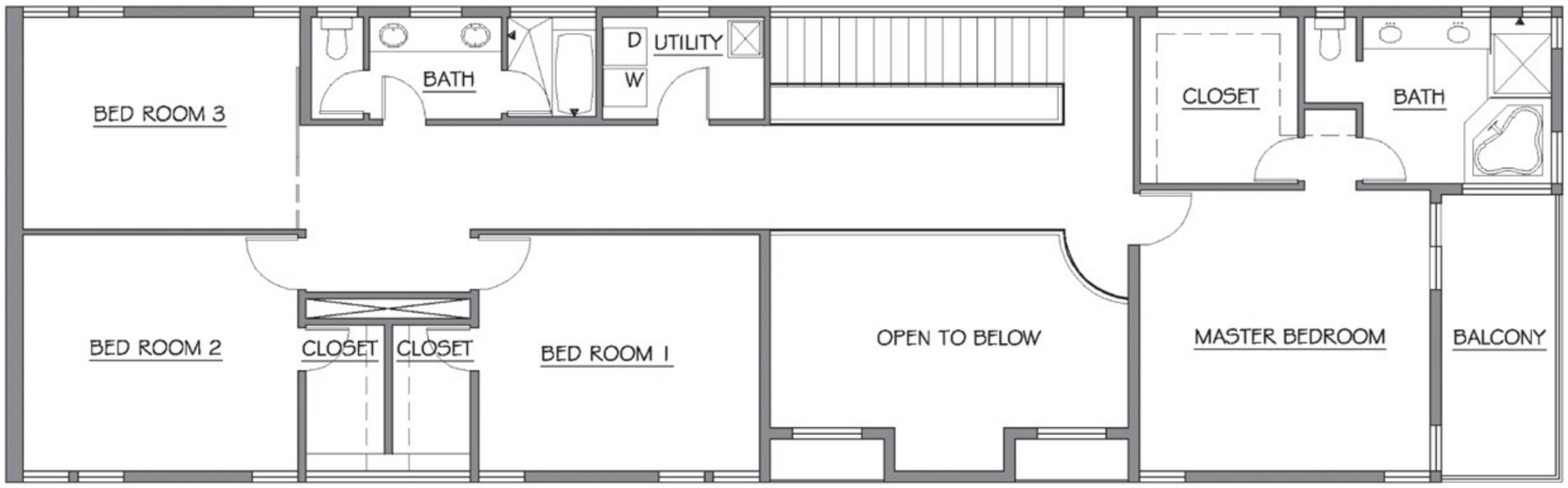
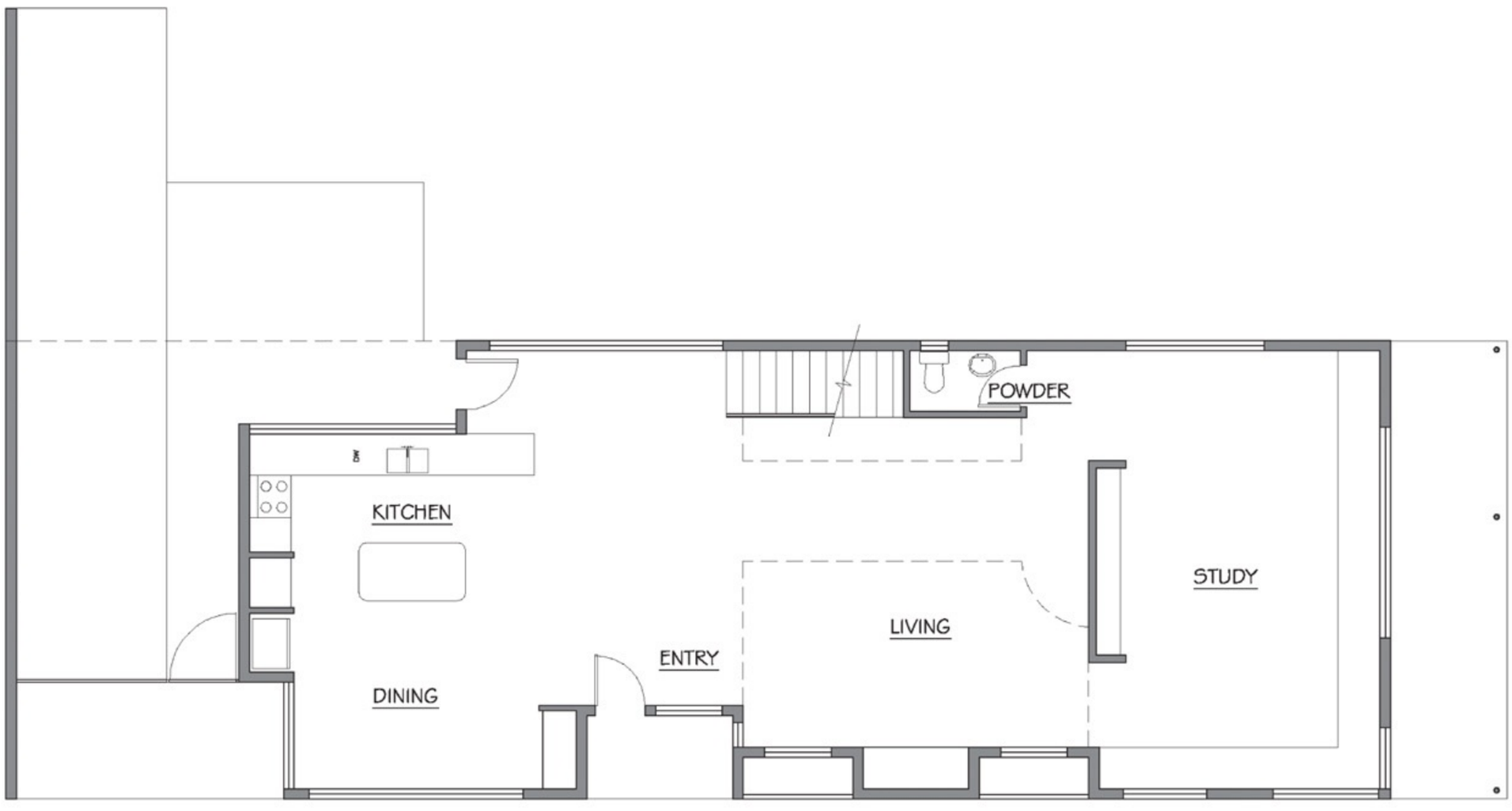
Originally intended as a site for a townhouse development, this lot was subdivided to provide a beautiful, expansive home that facilitates closeness between family members.



SECOND FLOOR



FIRST FLOOR

GROLLO A380 DISPLAY HOME

GROLLO A380 DISPLAY HOME

Built as a display home to represent Grollo Homes' philosophy of providing clients with individual, customized designs that are of a high quality and strong construction, this home is stylish, large and comfortable, with a suggestion of aeronautical design that provides sleek luxury to the space. However, the spacious home is also flexible and inviting, an ideal design for a family whether small, growing or large.

Dubbed 'the A380', the home reflects qualities associated with the eponymous aircraft and hints at the streamlined curves and smooth finishes of aeronautical design. The façade incorporates large cantilevered eaves that protrude past the body of the building like wings, and the triangular metallic element located to the street subtly represents the nose cone of the plane, redirecting the mass of the design.

The interior is ideally arranged: a rectilinear arrangement of internal rooms is straightforward, allowing occupants and visitors to navigate the home with need and placing focus on the features within the space, rather than the space itself. This emphasis asserts the essence of what Grollo intended to illustrate with the home: it is about what is put in it, rather than what is seen.

Several features of the home are perfect in supporting the lifestyle and habits of a family. There are multiple entertainment spaces that transition easily between formal and informal configurations, and a large theatre room with opening sliders that allow for both open and enclosed living arrangements. These open communal spaces are balanced by private rooms that offer retreats to promote family harmony.

Flexibility is important for a family of any size. The home has four bedrooms, with provision for a guest bedroom within the temporary office space at the front of the dwelling. An existing garage space has the potential to be converted into a sixth bedroom, rumpus room, or home office.

The enclosed alfresco dining space allows for outdoor cooking that can be enjoyed year round, regardless of weather. A scullery provides the option of catering to large groups or large families without creating undue mess in the main kitchen.

Material warmth makes the interior approachable and comfortable. American Oak floorboards lead the occupant from the entry space to the main living area. A fireplace within the family room provides for both convivial gatherings and more intimate moments. Warm and neutral colour tones provide a calming backdrop to the flow of family life.

Photography by: Andrew Lecky

DESIGNER // Grollo Homes has been designing and building homes for over half a century, with Lou Grollo at the helm. The A380 is the culmination of decades of experience in both the architectural and construction fields. Lou Grollo's approach to design and construction is reminiscent of the approach a master craftsman takes when working on his next great project.

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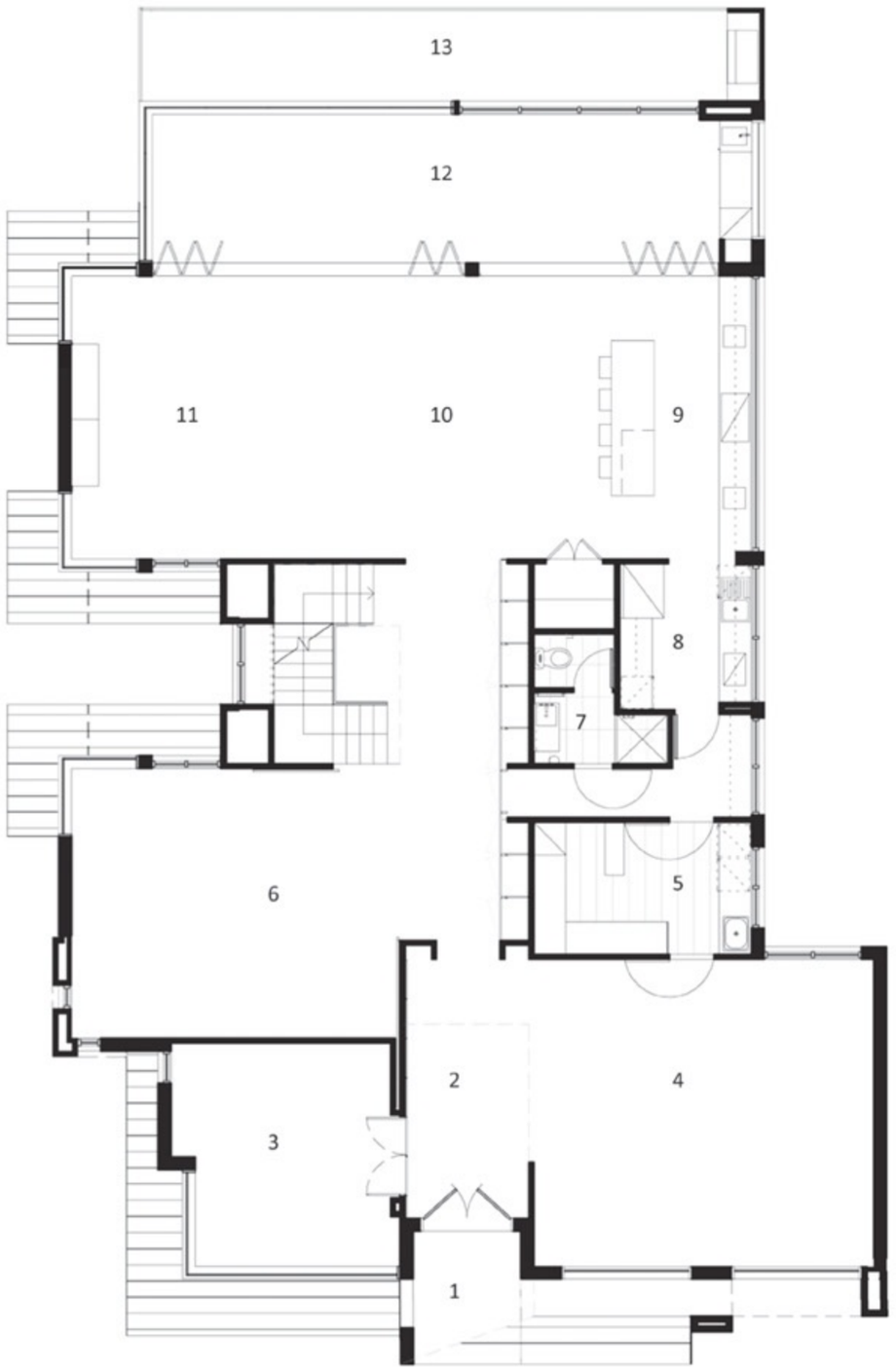
Sleek and unselfconscious, the ‘A380’ demonstrates that a family home doesn’t need to sacrifice appeal and style to be comfortable.



1. PORCH
2. ENTRY
3. STUDY
4. GARAGE
5. LAUNDRY
6. THEATRE ROOM
7. POWDER ROOM
8. SCULLERY
9. KITCHEN
10. MEALS AREA
11. FAMILY AREA
12. INDOOR ALFRESCO
13. OUTDOOR ALFRESCO
14. BEDROOM
15. WALK-IN WARDROBE
16. VOID
17. LINEN CUPBOARD
18. EN SUITE
19. LIVING AREA
20. BATHROOM

GROUND FLOOR PLAN

FIRST FLOOR PLAN

225 BELMORE ROAD

EDITHVALE BEACH

EDITHVALE BEACH

To exploit the stunning views over the beach and Port Phillip Bay with an interesting structure that made the most of the flat, congested, absolute beach-front property was the owner's request. But there was more – the home needed to accommodate all the kids as well. So while space was sparse, the demand on that space was high.

This resulted in a sleek and attractive home, with bold geometry in design balanced by a subdued palette and a rich textural range. The roofline is a flat parapet membrane with Colorbond raked, highlighted features, ensuring an angular and contemporary silhouette. Sandstone blocks and render provide a strong material base for the exterior, which is then balanced by aluminium anodised windows, glass balustrades and a feature rock facing.

The wide, inviting entrance to the home leads immediately into the central access point, from which visitors can get their first glimpse of the view. Upstairs, the major living zones are positioned to take full advantage of the stunning and ever-changing panorama, while the elevated position grants visual access to the picturesque, boat shed lined, sand dune beach.

The main section of the upper level is dedicated to communal spaces – the living room and dining room, where one can enjoy the westward views to the water. The dining space flows smoothly onto a shaded deck area - the perfect place to drift out to for a quiet after dinner drink. The daybed and privacy screen ensure that this deck is also available at any time of day.

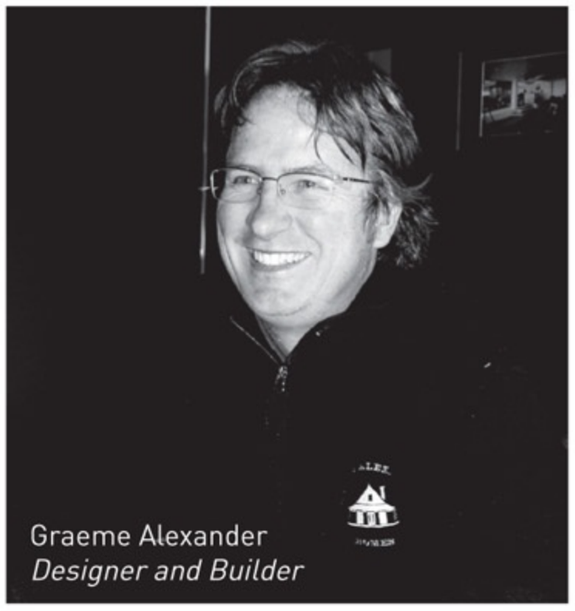
Found to the eastern end of the upper level, the large kitchen and open scullery are opulently appointed while minimally decorated. This open and relaxed space is perfect for the home cook and comfortable for preparing everything from the simplest snack to the most technical of dishes.

Located to the northern aspect of the upper floor are the master bedroom and en suite, representing the more private and insular spaces of the home. Still capturing some of the view, these are luxurious environments that offer retreat and reprieve from the demands of the more communal spaces.

On the lower level, four generously proportioned bedrooms provide ample space and privacy for the children. In addition, an open living bar and home gym are functional inclusions for a happy, healthy family, with the gym also providing access to the raised pool - an inviting structure that wraps around the north-western front of the home. Located close by to the pool, a specially designed sunken, private and well-protected outdoor living zone is found; an excellent entertaining space that includes a fireplace and barbecue.

A range of different timbers throughout the home add texture and build interior warmth, enhanced by the side gate, floorboards, decking, staircase and some of the furnishings. The home benefits from alternating ceiling heights throughout, which enables it to breathe and allow for the placement of high windows, thus providing more natural light and giving the interior a fresh, open feel.

Photography by: Robert Hamer



BUILDING DESIGNER // The development of exciting functional design together with quality home construction has been at the heart of Graeme Alexander Homes' philosophy for 28 years.

Graeme Alexander Homes is your conduit in bringing design ideas, detailing, construction and finish together in what will become your new home.

Graeme Alexander Homes
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Mornington, Victoria, Australia 3931
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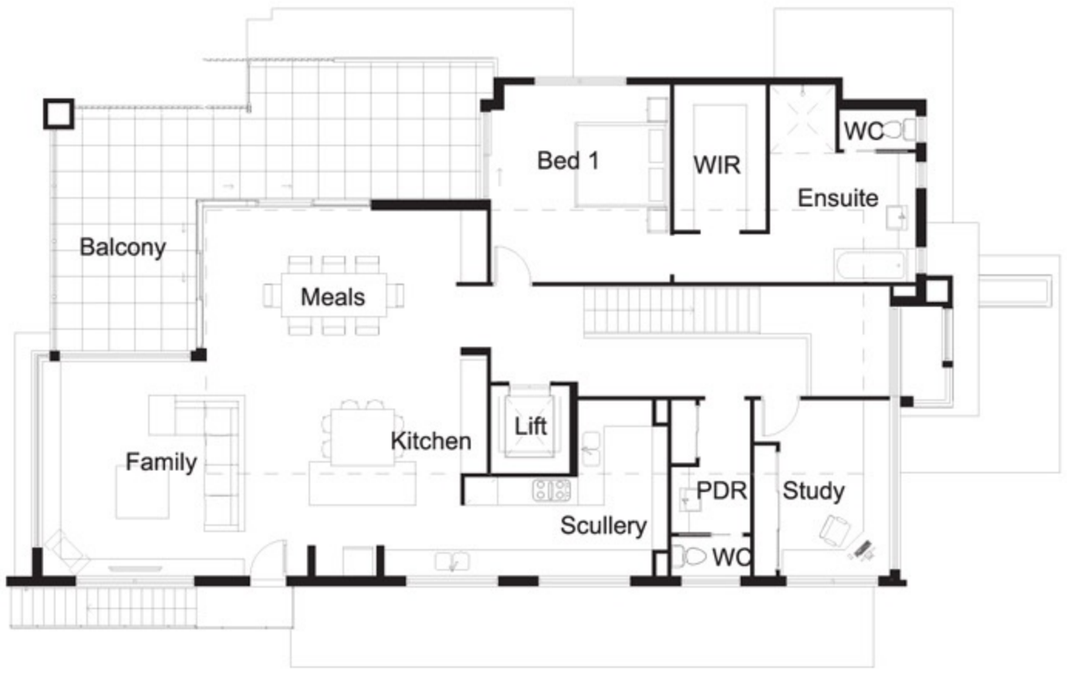
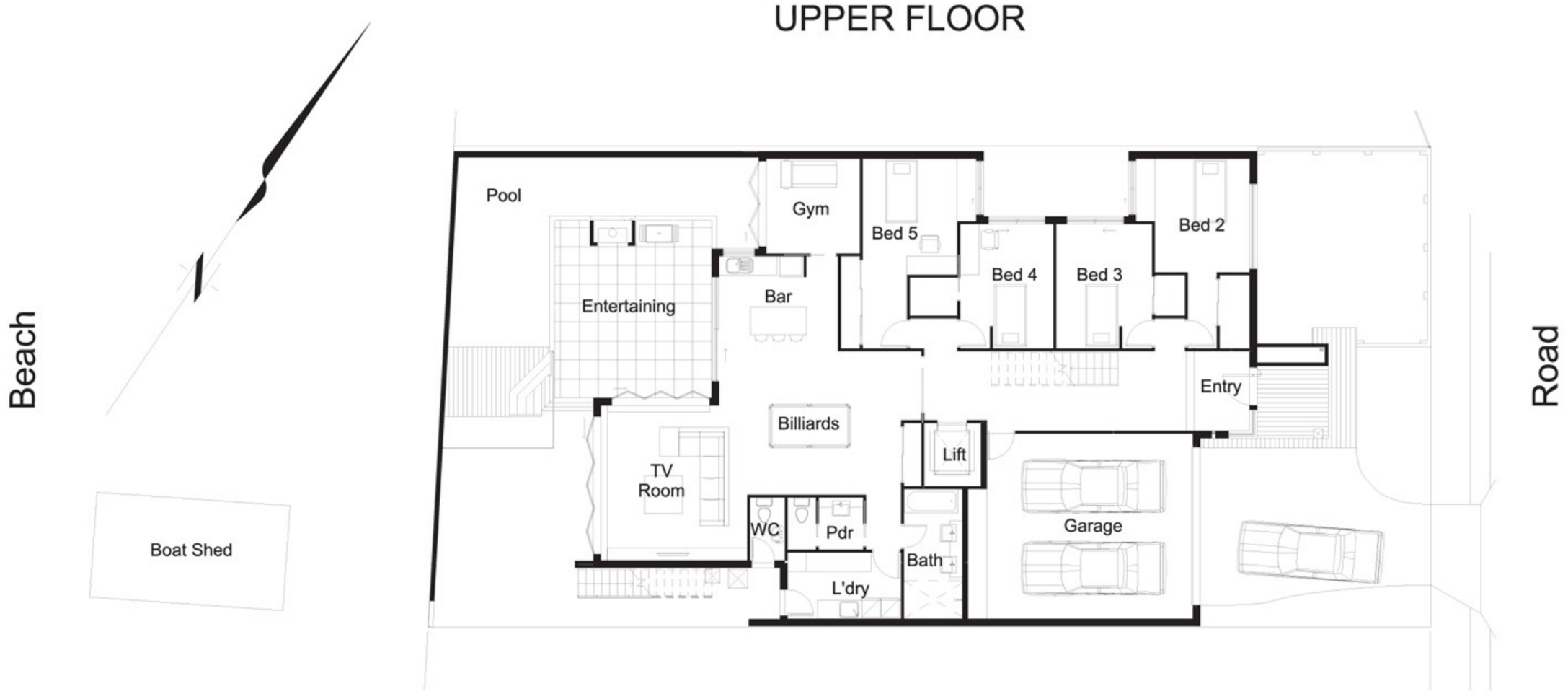
An ideal coastal home that takes full advantage of stunning bay views, with beautiful outdoor entertaining spaces and a comfortable internal flow.



UPPER FLOOR



LOWER FLOOR

HOME IN THE TREES

HOME IN THE TREES

This design is based on the premise that homes should not only be beautiful and inspirational, but promote health and well being. Embodying the concept of 'Biophilia', the building has preserved as many of the site's mature trees as possible, and frames stunning views of nature while providing access for natural light.

Every room in the home has a window, providing visual access to the surrounding natural environment and ample natural light. Many of the rooms have windows on at least two sides, helping to eliminate shadow and glare and making these more comfortable places to study, read, or just enjoy conservations in a passive, light-filled environment.

The dining room, kitchen and family rooms are a single, open space where the family can be together doing a variety of things. The playroom is located just off this large room, and can be closed off to reduce noise. Glazed doors ensure that, whether closed or open, children can be adequately monitored. Likewise, the outdoor play area is in view of the kitchen window. The mudroom for corralling coats and dirty shoes is located near the outdoor play equipment and garage.

Wood, porcelain tiles and linoleum form the floors of the house, and were selected for their durability. This house also avoids the use of carpet, which hold dust and allergens and can trigger asthma. The principal interior and exterior material of the home is wood, which was selected both for its timeless beauty and durability. Every outside corner in the home is rounded, making it a safe home to run around, as there's less chance of getting hurt on a sharp corner. The south-facing ample sized patio provides a place in the sun for family use and entertaining.

The children's bedrooms share one bathroom. Secondary spaces in the house, such as the office, have been designed to easily be converted into bedrooms, making a possible six throughout the home, accommodating either a large family or long-staying guests.
On the main floor, the master suite is separate from the kitchen, dining and other principal living spaces but maintains a strong connection. This accommodates the owner's wish to be able to grow old in the home.

The property is located amidst a forest made up of large, mature trees. Having strong views of nature was important, as was integrating the beauty of the trees into the design of the home. The trees become a sculptural element in the garden, and the home is like a wooden boat afloat in this forest glade. The home is both energy efficient and light filled, ideally accommodating a growing family.

Photography by: Jeff Caven Photography

ARCHITECT // Al Terry is an award winning architect with over 25 years experience. His architecture and site design work focus on the relationship between human places and the natural world. He specializes in finding sustainable architectural solutions on difficult sites with complex building programs. His projects are exemplified by well-crafted structures that offer abundant natural light, carefully sited in the landscape. Al's passion is to create spaces of integrity and inspiration.

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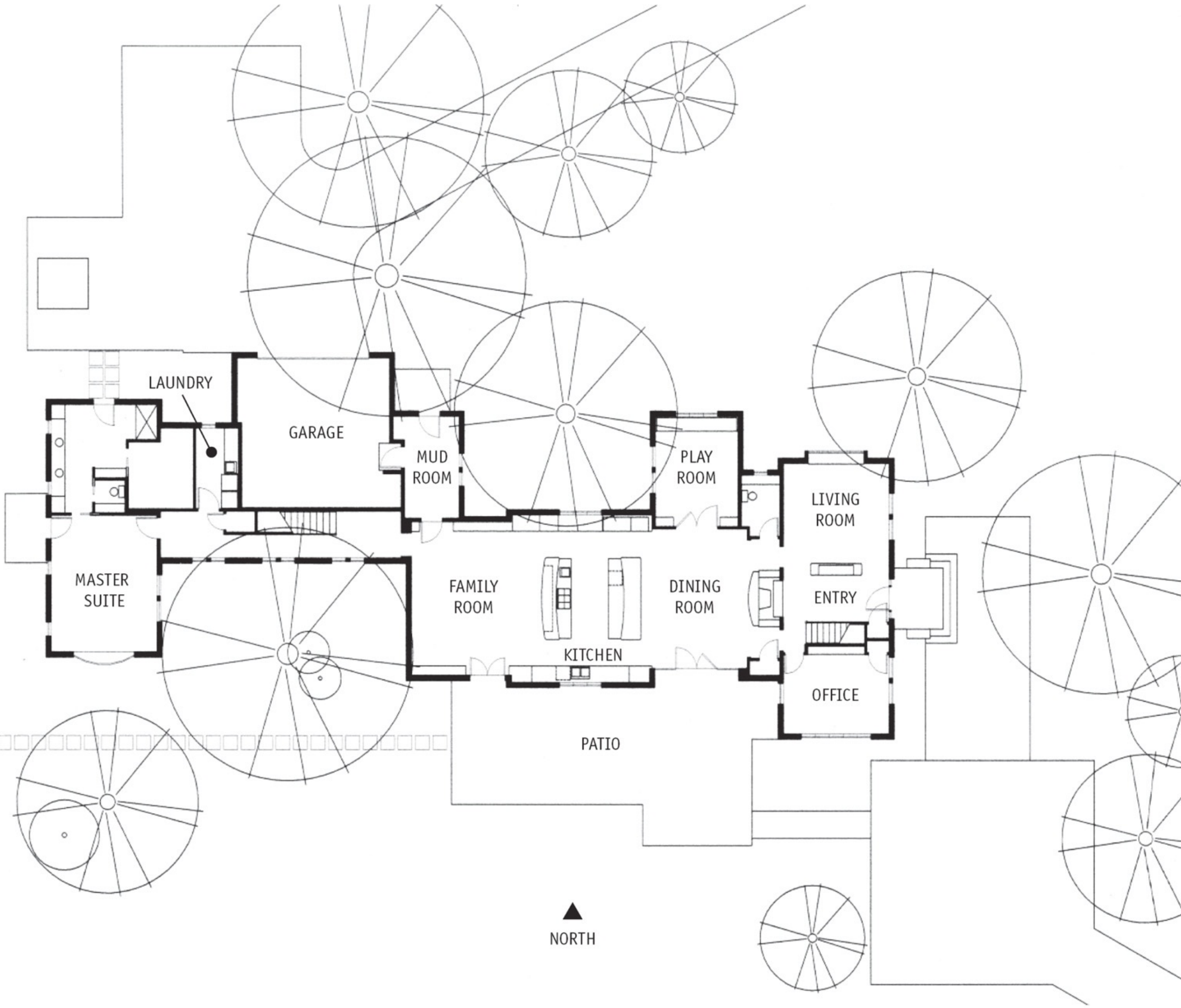
Health, wellbeing and a strong connection to the beautiful forest that surrounds the home have informed the construction of this seamlessly integrated home.


LAUNDRY
GARAGE
MUD ROOM
PLAY ROOM
LIVING ROOM
MASTER SUITE
FAMILY ROOM
KITCHEN
DINING ROOM
ENTRY
OFFICE
PATIO
NORTH

HILLIER-LAWRENCE HOUSE

HILLIER-LAWRENCE HOUSE

This spacious, light-filled family home is a glorious space that captures elevated panoramas over the boat-filled waters of Burraneer Bay. Worthy of its exclusive address, this beautiful home will accommodate a family from toddlers to teenagers and beyond.

The building has been nestled into a secluded position on the hillside, angled in such a way that its external appearance conceals the proportions of the spaces within. The contemporary, clean lines fit well in the leafy location and provide a welcome contrast to the brick and tile suburban development of the surrounding waterfront. Detail has been kept to a minimum. Clean lines and white surfaces allow the natural beauty of the location to be captured and drawn inside.

The design provides an exceptionally private home that takes full advantage of the leafy waterfront outlook. The living spaces are generous, and both formal and casual living areas incorporate sliding glass panels that open up to create seamless flow to the outdoors. The multi-purpose playroom adjacent to the main open plan living space and the integrated indoor/outdoor entertainment space with pool and grassed area, offer freedom and flexibility when the children are young and comfortable spaces for entertaining as they grow.

A simple, clean material palette throughout the design lends the space a fresh timelessness. Exterior walls are rendered and painted, providing strength and durability. Interior walls have been plaster-lined for a smoother, softer finish. Floors in the living and circulation areas have been tiled with simple, large white tiles, uniting the spaces. These are easy to clean and provide a sense of flow and space throughout the dwelling. The kitchen is opulent and expansive. Reconstituted stone benchtops and polyurethane cupboards with concealed drawer and door pulls add to the comfortable, subtle nods to functionality that appear throughout the design. The materials used in this space and throughout the home were chosen to be hardwearing and easy to clean – perfect for a glamorous family home.

The home has been designed in such a way that it will not require adaptation to suit the changing needs of the family. The large family home with five separate levels is best suited to parents with children living at home. The two living areas are ideal for the different stages of the family's development and can accommodate a formal dinner party and pool party concurrently. The large level lawn areas are ideal for games or simply enjoying the view. The toddler's playroom can become the teenager's computer or PlayStation room and, eventually, the parent's hobby room. It is also ideally located to serve as a library or TV room.

Photography by: Andrew James Photography

ARCHITECT // Peter Couvaras was born in South Africa and studied at the University of Cape Town and the University of New South Wales before establishing Couvaras Architects in 2005. The Couvaras Architects portfolio boasts a diverse range of projects including residential, commercial and church projects.

At Couvaras Architects, it is their aim to produce good design that will enhance the quality of life and value of investment to the owners. They provide personalized service with integrity and respect for the wishes of their clients.

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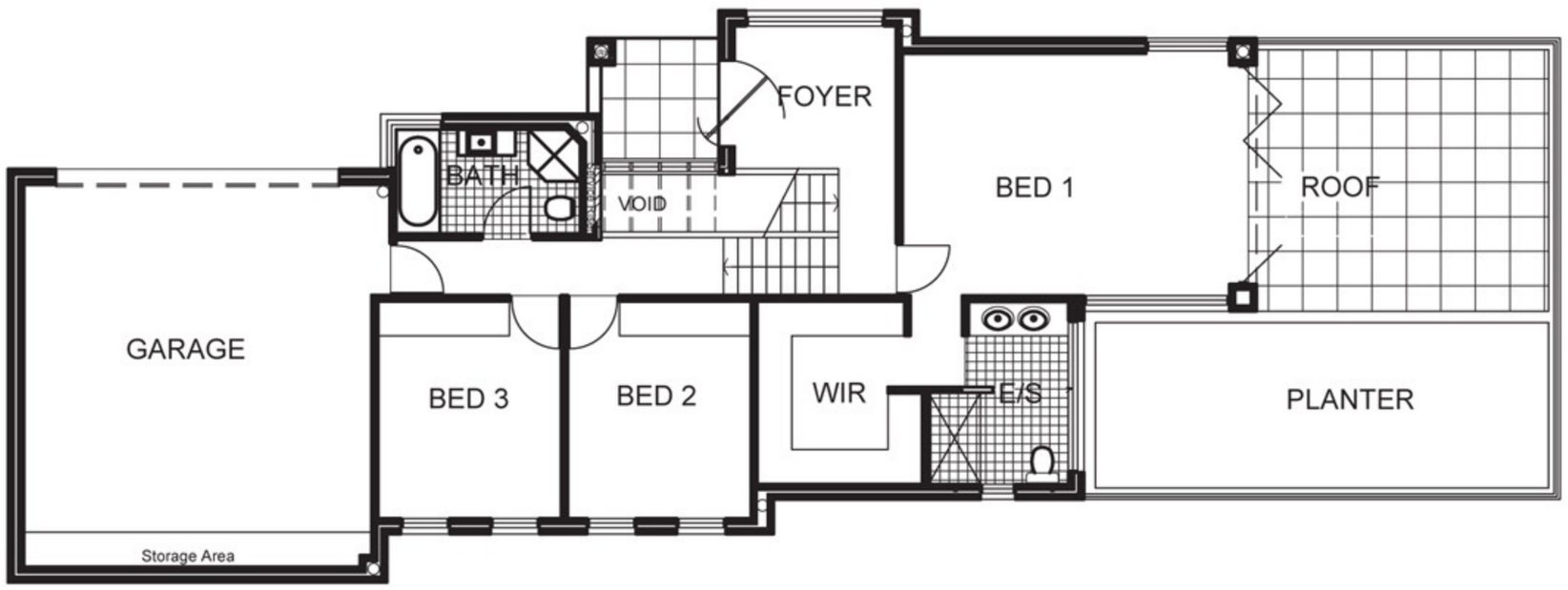
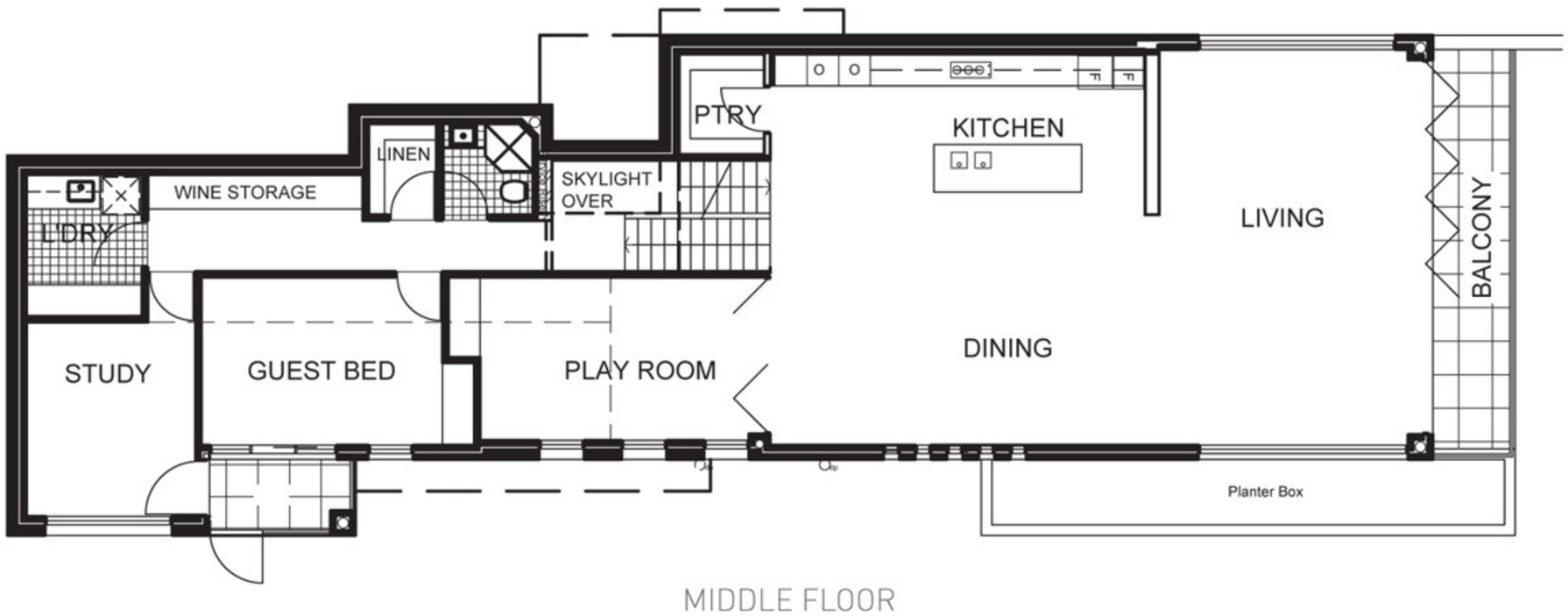
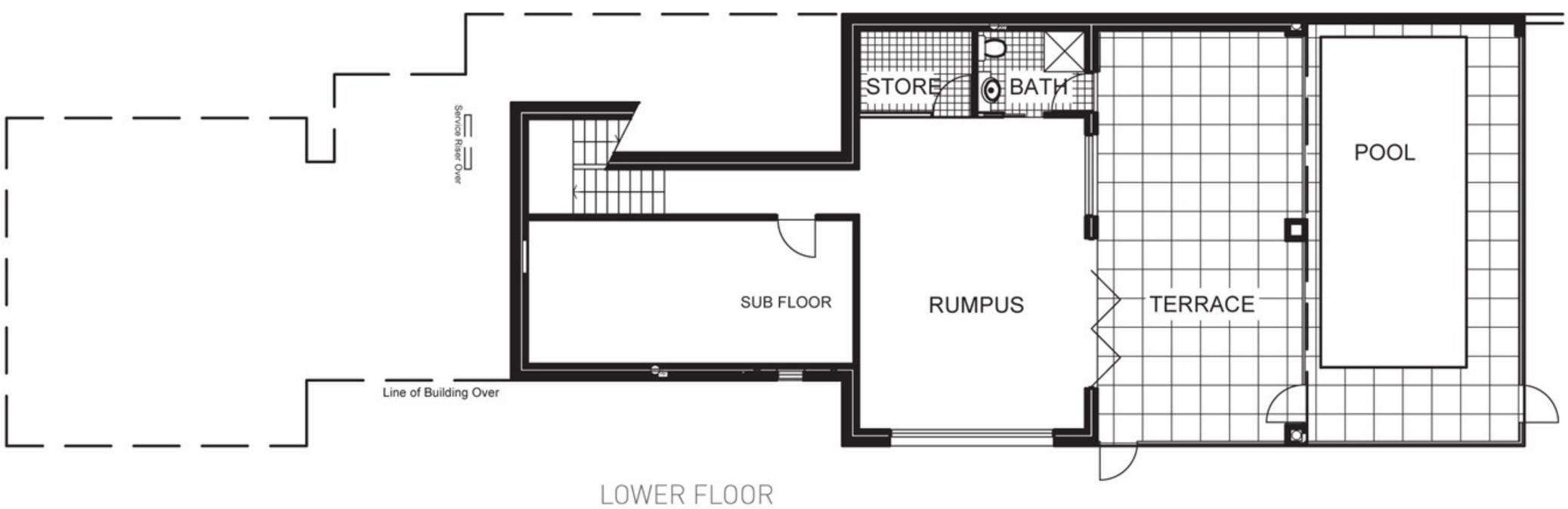
Worthy of its exclusive address, this beautiful home will accommodate a family from toddlers to teenagers and beyond.



TOP FLOOR

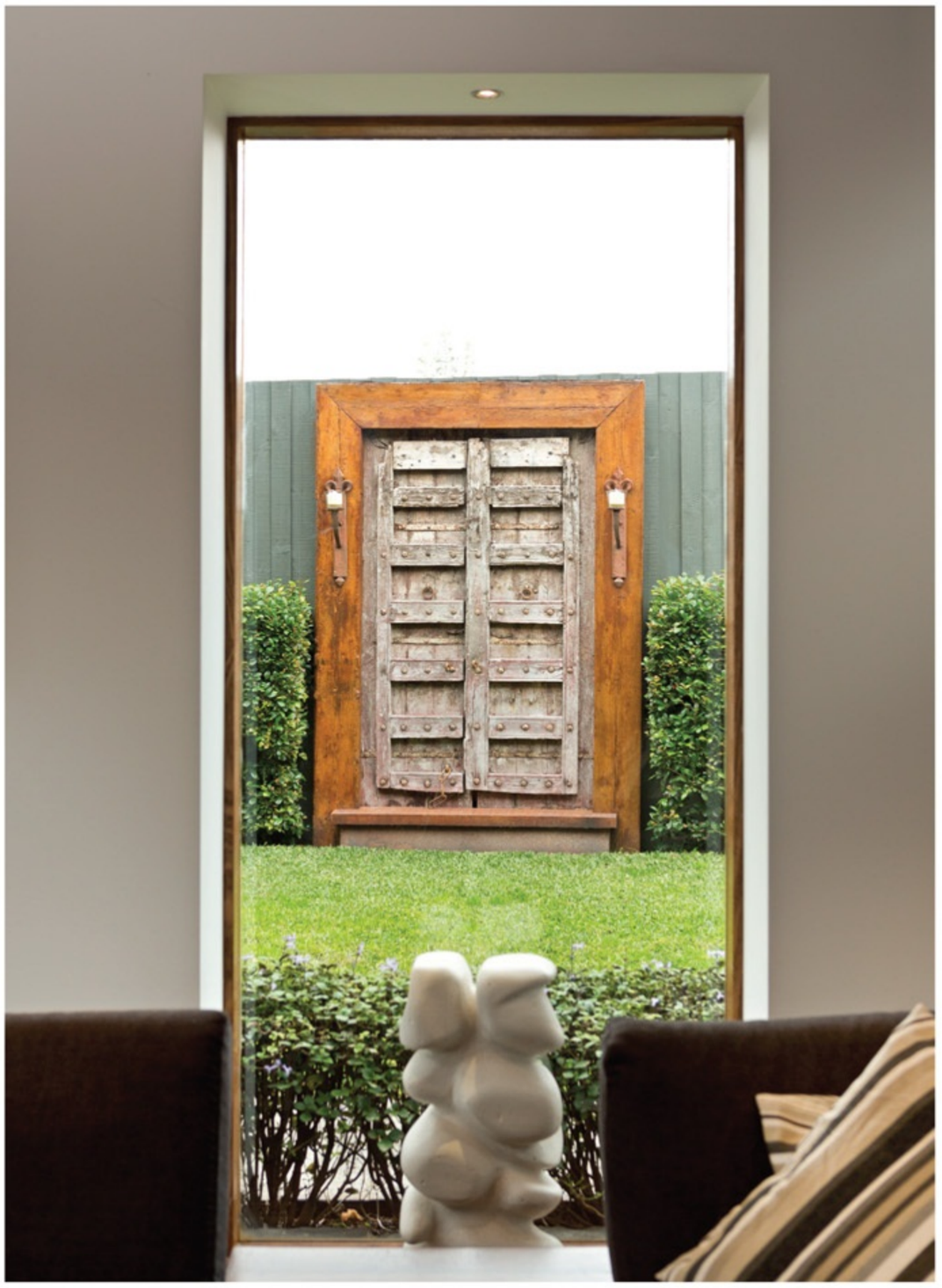


MIDDLE FLOOR



LOWER FLOOR

BLUESTONE STABLES



BLUESTONE STABLES

Capturing a hint of history within a beautifully articulated contemporary design, this renovated home celebrates the evolution of the building and sits naturally in the existing streetscape. Bluestone and timber provide charm and warmth to the facade, characters that extend into the open and well-connected interior.

Comprising two buildings, the history of this beautiful renovated property has informed the stunning and appropriate renovation. Originally, the home was used as a servant's quarters for a large Reservoir homestead owned by a prominent Victorian family. The adjoining bluestone building served as stables. The lot was subdivided in the early 1920s, and the homestead was demolished to make way for units. However, the bluestone stables and the servant's dwelling were spared and the existing buildings deserved to be updated with respect to the spirit of the original spaces.

The various internal spaces that form the home have been linked, allowing for the easy integration and entertainment of various groups of friends and family, young or old. Open plan living, with zoned areas delineated by subtle design features, provide a sense of separation but maintain the natural flow and progression of rooms throughout the house.

The recycling and reuse of existing materials was a priority during the renovation. The existing floor beams in the stable were removed, and have been utilized within the family room as feature bookshelves, window shelves and an entertainment unit. Much of the pre-existing roofing became natural timber paths that surround the bluestone building, connecting the old structure to the separate external living zones and reaffirming the visual timber notes.

Natural cement render was applied to the existing dwelling to create a smooth transition between the old house and the bluestone stables at the rear. Landscaping was a major design element in itself also, as it highlights and softens the hard stone surfaces and lends approachability to the building. The nearby feature doors, a standout element that defines the yard, were sourced from a wrecking yard.

In addition to the many aesthetic choices within this design, there is a strong focus on sustainability also, with the home's modern-day update transforming it into a highly energy efficient dwelling. Openable double glazed Velux skylights with internal shading devices maximise natural light intake. The electric skylights, complete with block out blinds also allow for an increase in cross-flow ventilation to maximise internal comfort, while also allowing ease of control over light and temperature within the home.

The bold design choices in this renovation were executed to appear seamless and natural. Updating the house to a comfortable, inviting family home without compromising the historical integrity of the design, the renovation is a successful execution of a brief that oozes personality.

Photography by: Patrick Redmond Photography

DESIGNER// Designer Sebastiano Attardi is an experienced and creative designer inspired by the architecture of all cultures. Involved in construction from an early age, Attardi established a love for architecture and pursued his passion for creative design.

Sebastiano Attardi and Adrian Wilson established Beyond Design Group in 2000, and the office now provides complete planning and construction documentation servicing a large range of clients both private and commercial. As design consultants, the company's philosophy is to achieve a client's highest expectations with innovative solutions, while incorporating cost effective construction.

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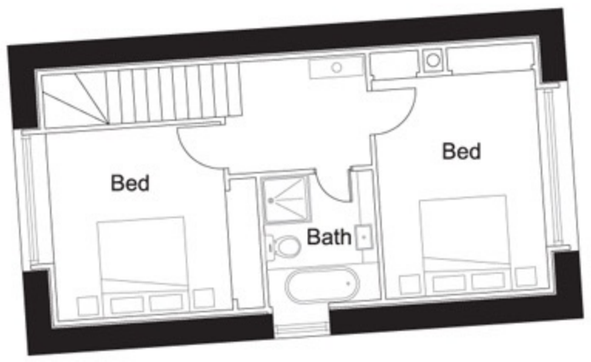
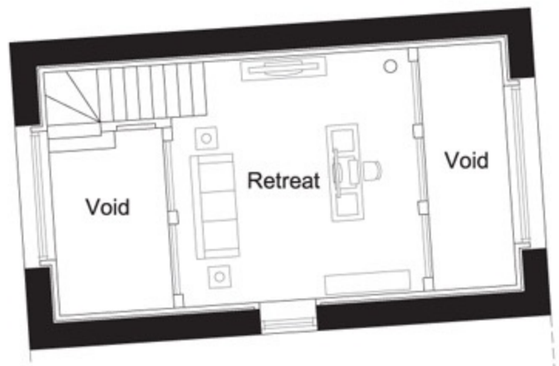
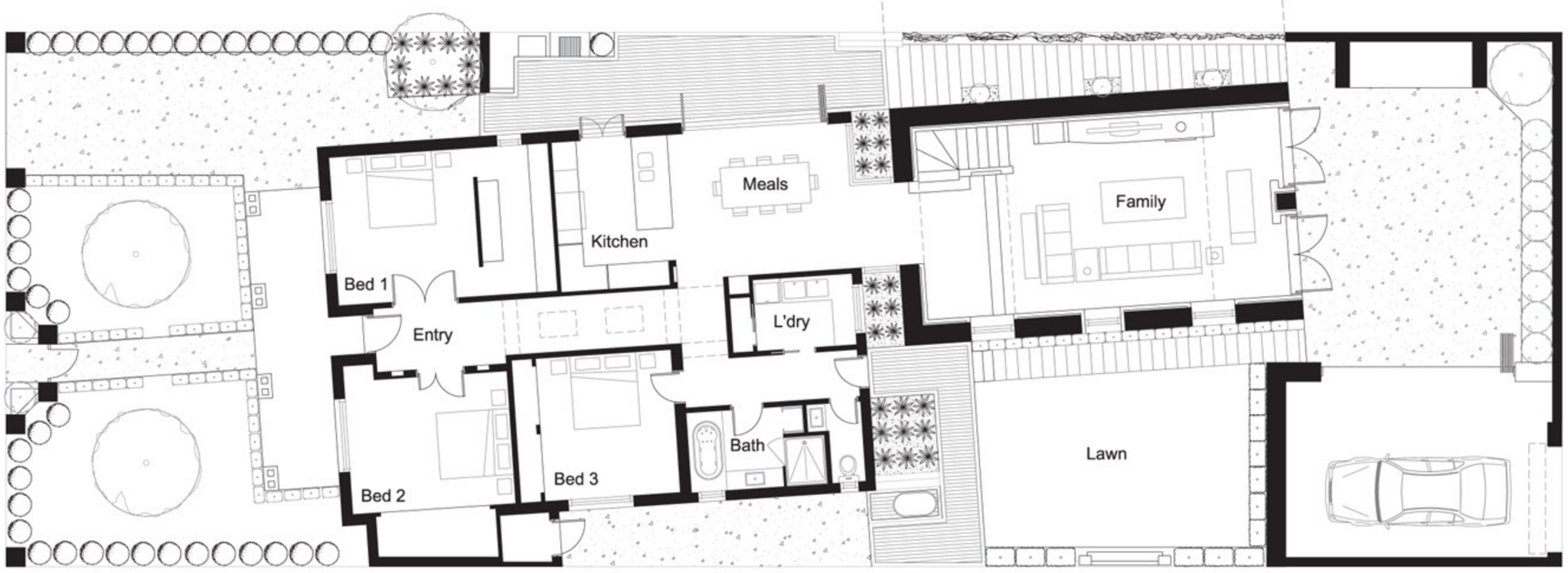
The well-balanced landscape that surrounds the home, and the use of various ground finishes and materials, provide an even transition between multiple external entertaining areas.



MEZZANINE (FUTURE PLAN)



MEZZANINE



GROUND FLOOR & SITE PLAN

EARLWOOD HOUSE

EARLWOOD HOUSE

Western contemporary design infused with Eastern philosophy is the central theme of this modern home. Taking advantage of an elevated site, a northerly aspect and stunning views of the surrounding district and city skyline, the home provides large and beautiful entertainment areas that can easily accommodate three generations of the family.

From the street, there is no denying the elegance and simplicity of the unflinchingly contemporary design. Crisp white boxes form a basis for timber and glass highlights, which are then framed by a neatly landscaped garden.

Boasting four voluminous levels, each capturing a beautiful panorama of Sydney, generous spaces are provided for every aspect of family life. Of the four storeys, three are for entertainment, both casual and formal, each with direct access to outdoor living areas.

The internal finishes have been selected for low maintenance and durability in every day living and entertaining. The sparse palette and light-filled, balanced spaces speak to the Eastern influence of the design. Bold lines, splashes of colour and contemporary furniture and appliances reinforce the equilibrium between functionality and aesthetic that is so important in modern Western architecture.

A lift provides access between levels, allowing both young and old easy passage to any area of the house. The entire home has been designed with energy efficiency at the fore; for example thermal glazing is used throughout, while an innovative and fully programmable home automation system allows full control over every level. A concealed roof drainage system has been crafted into an internal storage area, allowing for reticulation to internal and external services.

A hint of Eastern mysticism pervades this stunningly modern dwelling, giving it a unique edge. Multi-generational living is considered in every element of the house, with ease of use at the core. A clean and attractive aesthetic design, in combination with the beautiful vistas available from every room, makes this a truly delightful family home.

Photography by: Lysa So

DESIGNERS // Design Studio 407 draws on 30 years of experience in the architectural industry and has been established in the Earlwood area for over 21 years. The principal members, Elias J. Sokias, Michael Kotsopoulos and Kathy Sokias, pride themselves on providing the right advice to their clients and designing to specific requirements and budgets. The company works as a team to ensure a smooth transition from concept, to final design, to council lodgement and subsequent council approval. The collaborative efforts of Elias, Michael and Kathy were instrumental in the evolution of this project.

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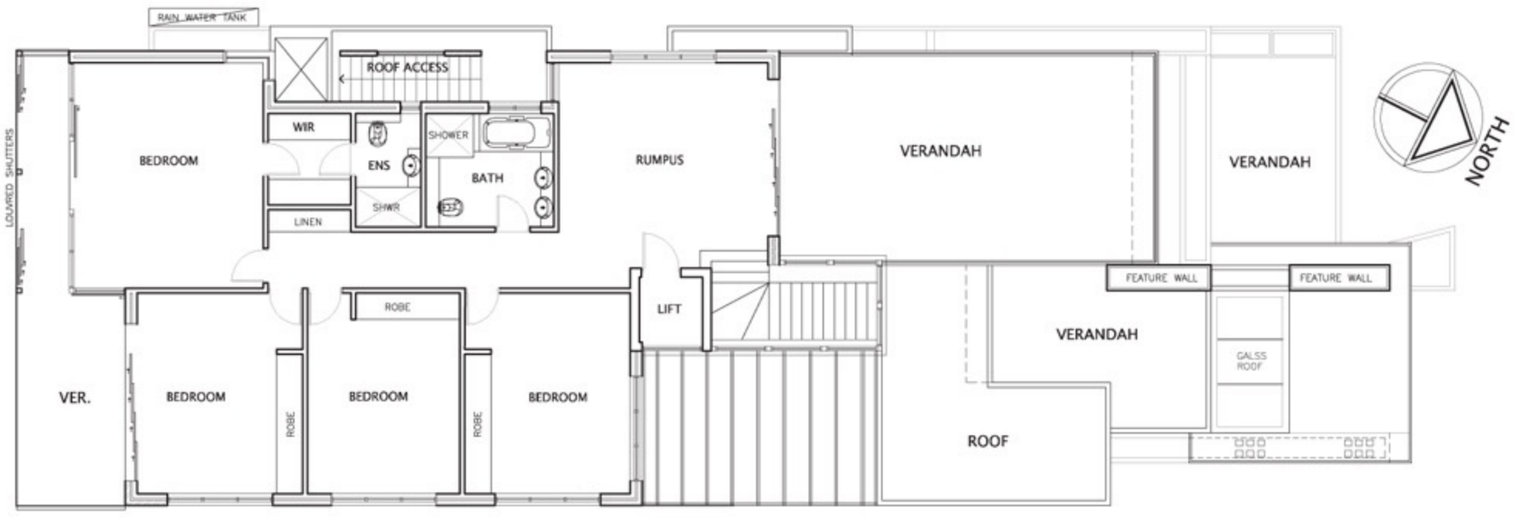
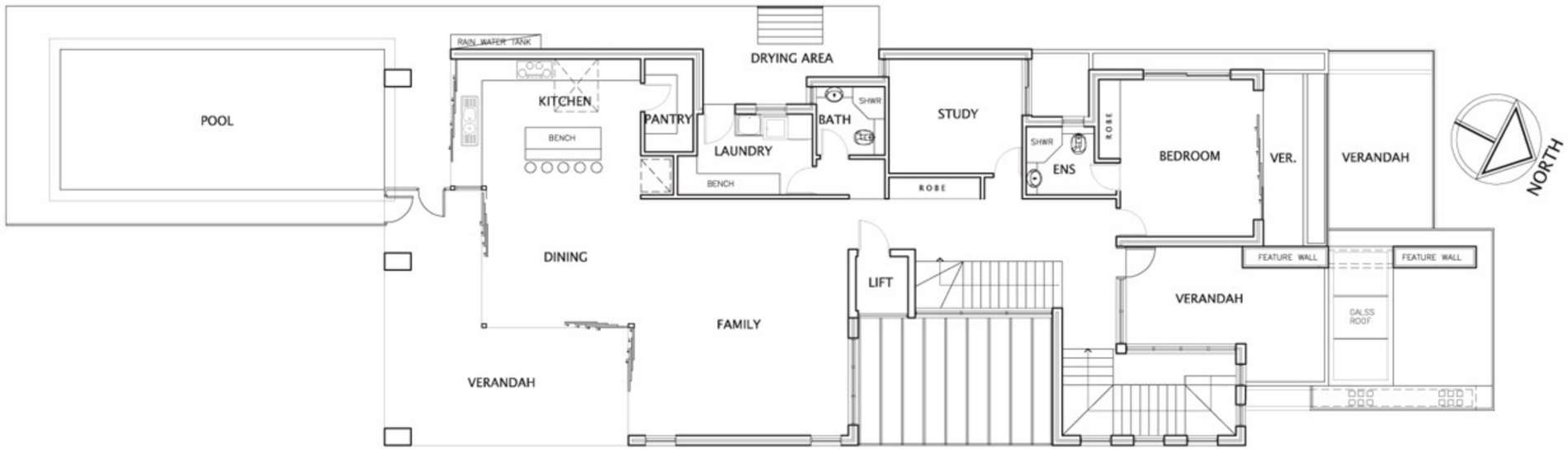
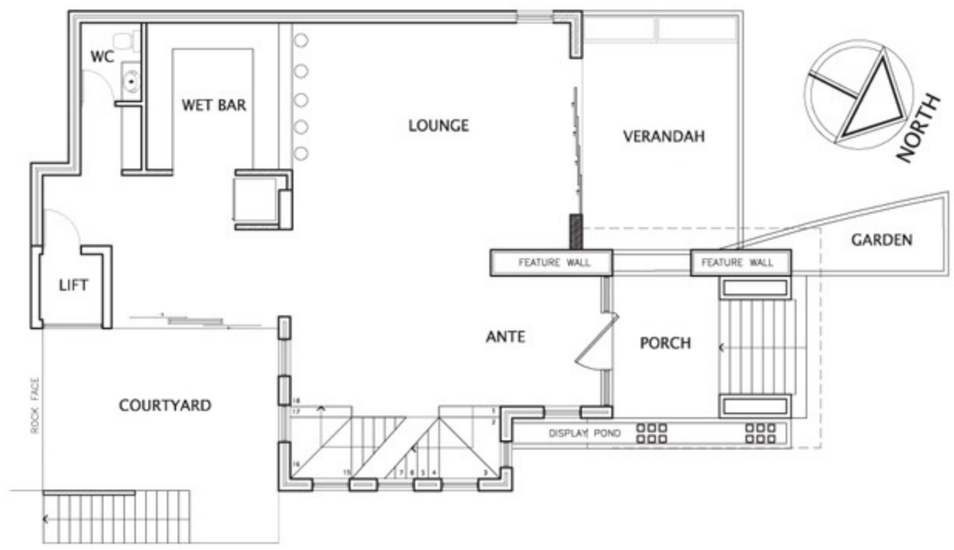
The simple finishes and clean lines of this design provide a strong architectural base, against which the soft furnishings provide colour and thematic division between zones.



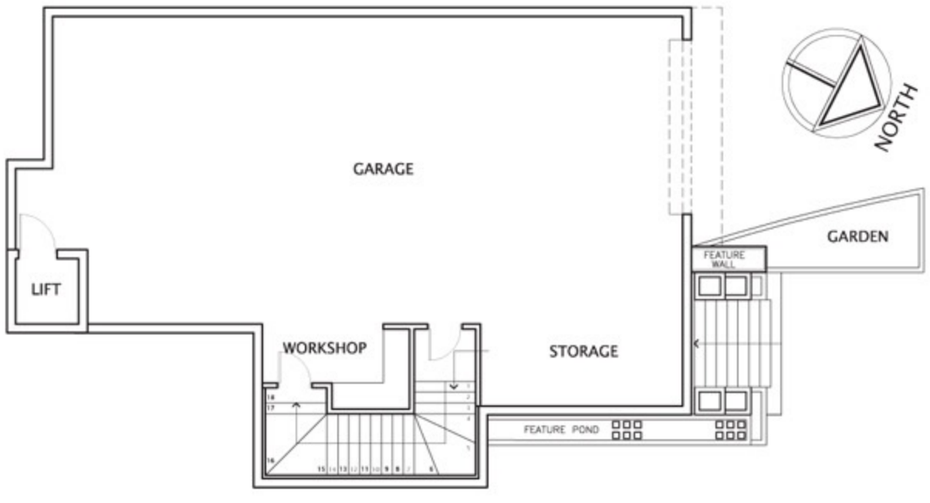
FIRST FLOOR PLAN



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

LOMAS RESIDENCE

LOMAS RESIDENCE

This beautiful, fresh design is the result of exploring innumerable options, testing ideas and moving out of a comfort zone. The renovation has created a stunning family home with the quaint impression of a coastal cottage that still offers all the conveniences of modern design.

In renovating this property, the clients sought extra accommodation for family and guests, a stronger connection with the garden, plenty of northern light and a style that would complement the existing cottage separation between the retreat and the rest of the house.

The result is a renovation sympathetic to the style of the old house – it is an update on a traditional beachside cottage, retaining all of the most likeable elements of the design, but providing new connections between spaces and a central articulation that would spiral into private spaces in which to retreat and unwind.

This is a home that can be enjoyed whether congregating for a family dinner, sitting together around the pool or resting in private in one of the more secluded parts of the home. The original front section of the house closes behind full height sliding doors and becomes a retreat. Upstairs, the master bedroom and living space is yet another private area that serves as an oasis for mum and dad.

Access around the house is well considered. Those returning from the surf can easily plunge into the cool water of the pool, and then enjoy a hot outdoor shower. The landscaped outdoor space is as much an element of the design as the interior, with extensive glazing forming a strong connection and the al fresco dining space offering an ideal transitional area.

Inside, polished concrete floors extend into the living space. These are a durable and easy to maintain surface that also make a bold, cool visual statement against which the lighter elements of the design really stand out. Quantum Quartz benchtops in the kitchen and bathrooms are a solid, robust inclusion that are easily maintained. White polyurethane tinted timber floors are durable yet light in colour and feel.

The material and textural palette is remarkably restrained, with mellow whites and calm blues forming a bright, subtle beachy feel against which the family furniture and art create personality.

Photography by: Guy LePage

DESIGNER // Johnny Greig has been involved in award winning design and construction for over a decade. He has a degree in Construction Management (hons), and diplomas in Building Surveying and Construction. With a flair for design and an obsession with detail, Johnny Greig brings an open and passionate approach to the design and construction of all of his projects.

"We want to be sure that your home is timeless in style, solid in construction and a highly effective investment."

Greig Design & Construction Pty Ltd
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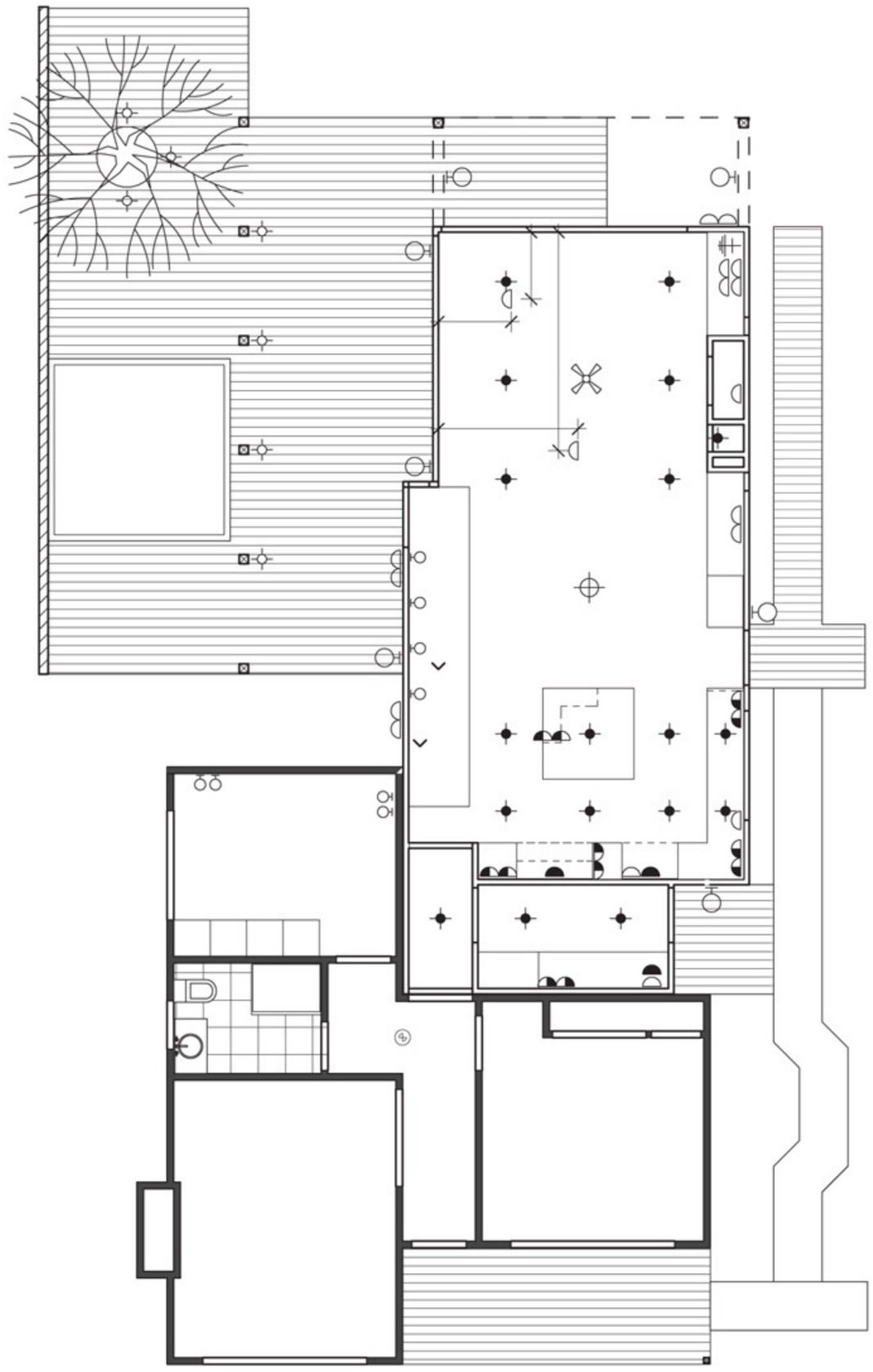
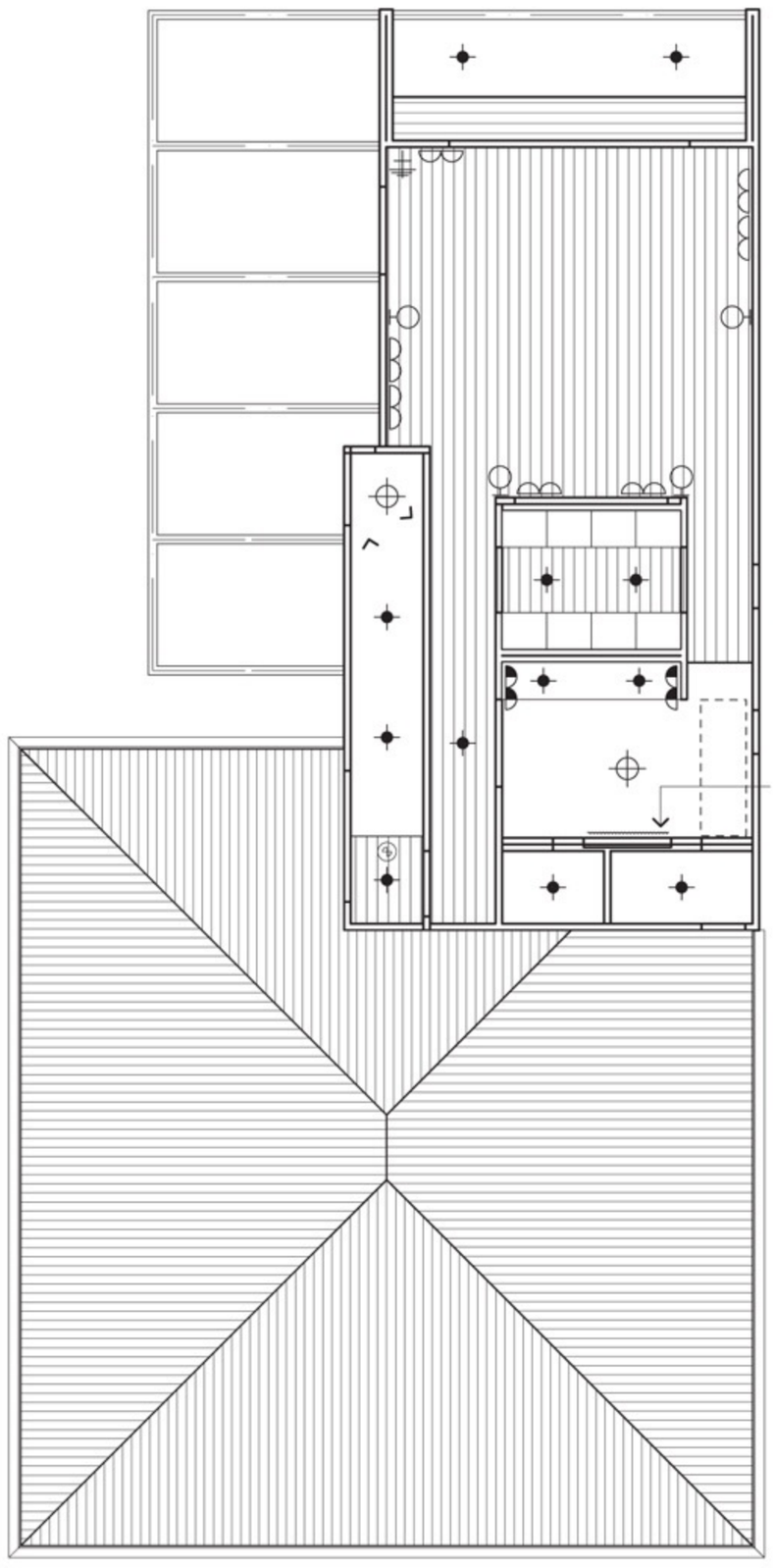
The renovation has created a stunning family home with the quaint impression of a coastal cottage.

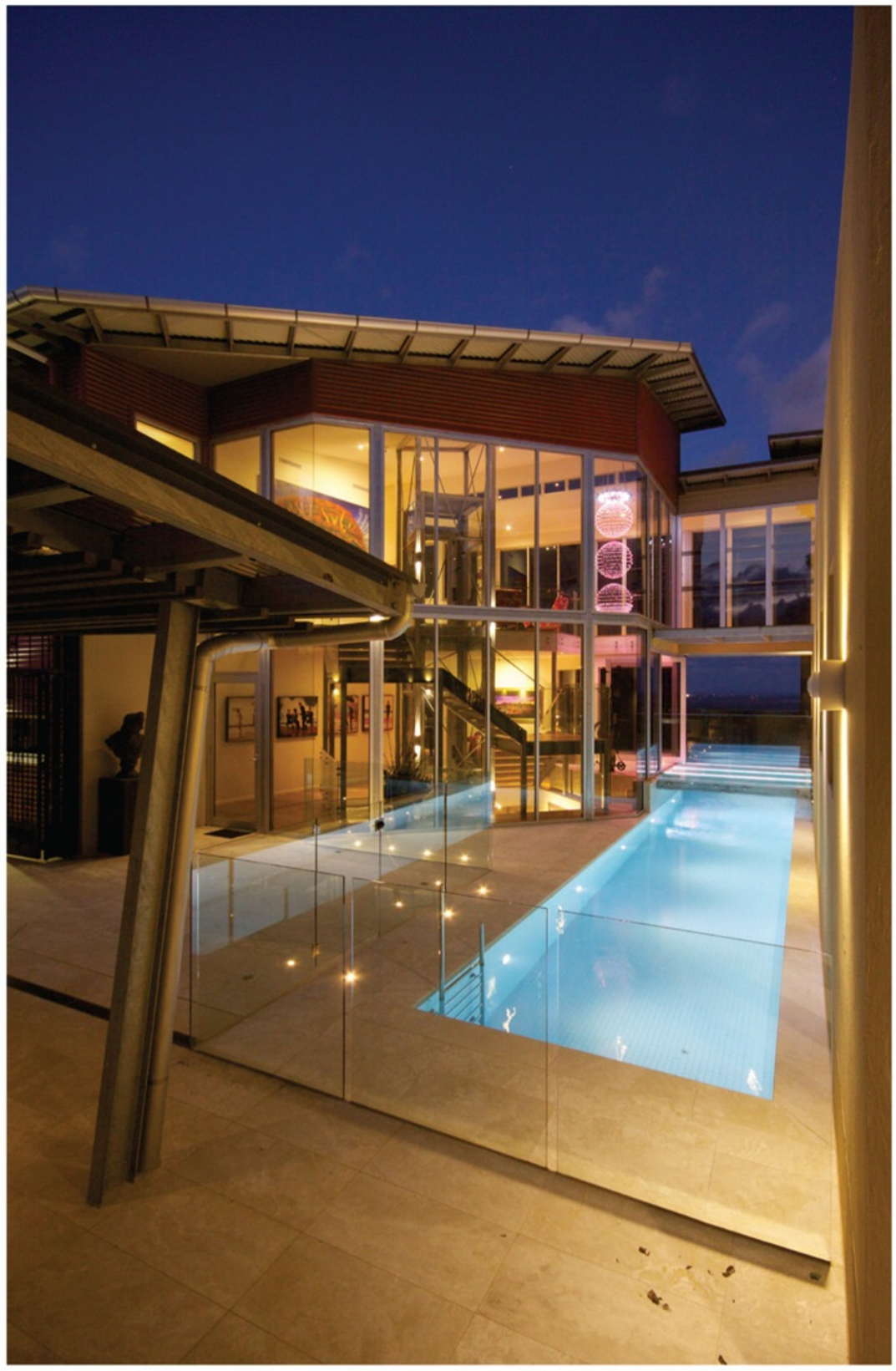


GROUND FLOOR



FIRST FLOOR

NEW RESIDENCE



NEW RESIDENCE

This contemporary design speaks confidently in the vernacular of modern, opulent coastal homes, but draws in an eclectic mix of styles to achieve a unique and custom home for a family. Seeking a beautiful home to accommodate teenage children and a backdrop for an extensive collection of artwork and antique furniture, this is a design as individual as its owners, stunningly suited to the family it houses.

Externally, the house is articulated in timber and pre-finished steel cladding that provides a durable, low maintenance finish that is nonetheless visually striking. The deck incorporates the simple use of stained timber, thus providing a durable finish for outdoor play.

Extensive use of tiles, steel and timber create a robust environment – despite the modern, stylish nature of the design, this is a house that is meant to be 'used' not just admired. Thus, materials were chosen for their durability and inviting nature. Carpet is used in the bedrooms to provide sound attenuation and a different level of comfort and warmth.

The considered placement of bedrooms and living areas makes this home perfectly suited to family life. The master suite sits on the top level of the three-storey structure, with the kids on the lower level and the main living areas acting as a buffer space, providing ideal separation. The children's level also offers direct access to the outside turf areas, its own family room, and access to outdoor decks. The main living area is open plan, with dual sitting areas, dining space, decks and access to the courtyards. The master suite includes a sitting room, a study, direct access to the garage and its own private deck.

Expansive, opulent and beautiful, this is a home that could last a family for generations. Light filled, spacious and extremely well considered, the modern design is simple enough to be considered timeless, and the durable, restrained material palette will last a lifetime. Taking full advantage of beautiful views and a unique site, this is a perfect modern family home in an enviable coastal location.

Photography by: Supanova Productions

DESIGNER // Having completed a Bachelor of Applied Science – Built Environment and Bachelor of Architecture at Queensland University of Technology, Brad Read moved to the Sunshine coast in 1985 to work with Down & Neylan Architects, where he progressed to Office Manager for the Sunshine Coast office.

In 2000, Brad began Brad Read Design at Mooloolaba, working in all sectors of the industry. The current BRD Group was formed in 2008, with offices in Mooloolaba and Loganholme, with the addition of a co-director. Brad is passionate about all forms of design and relishes complex challenges and problem solving in designs that exceed client expectations.

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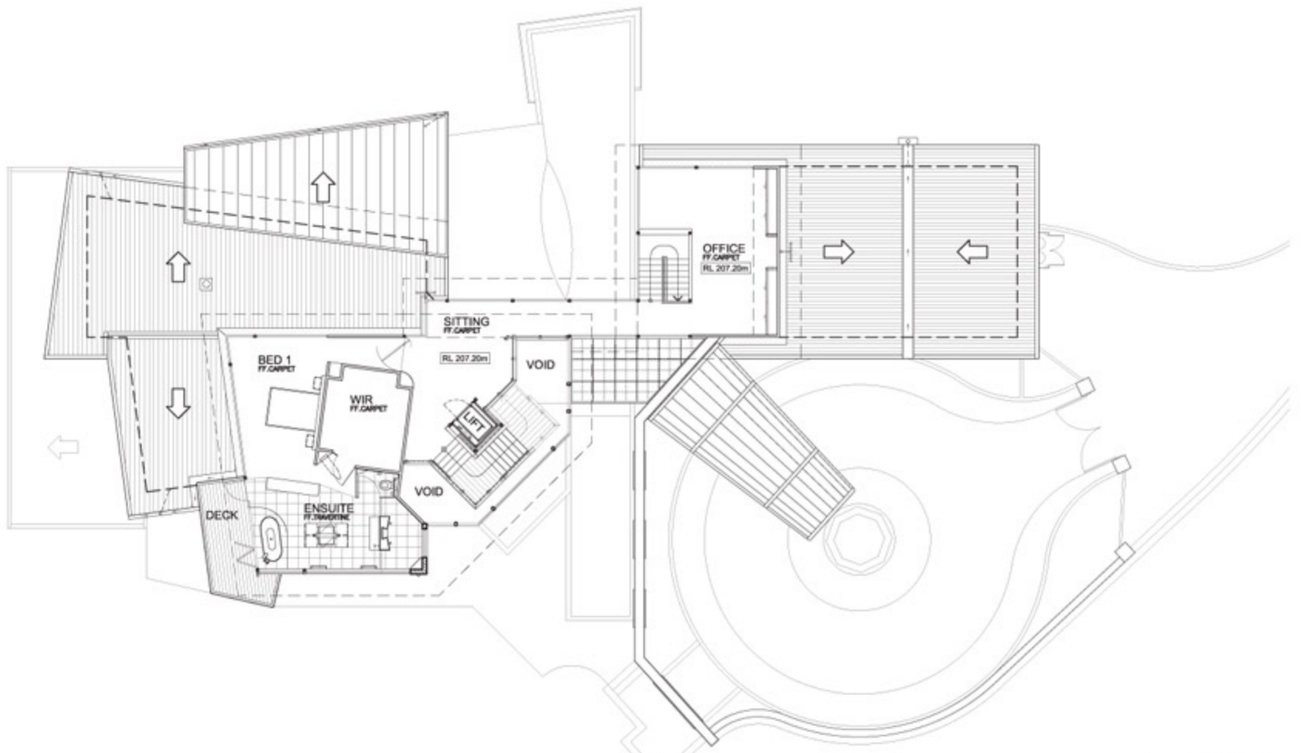
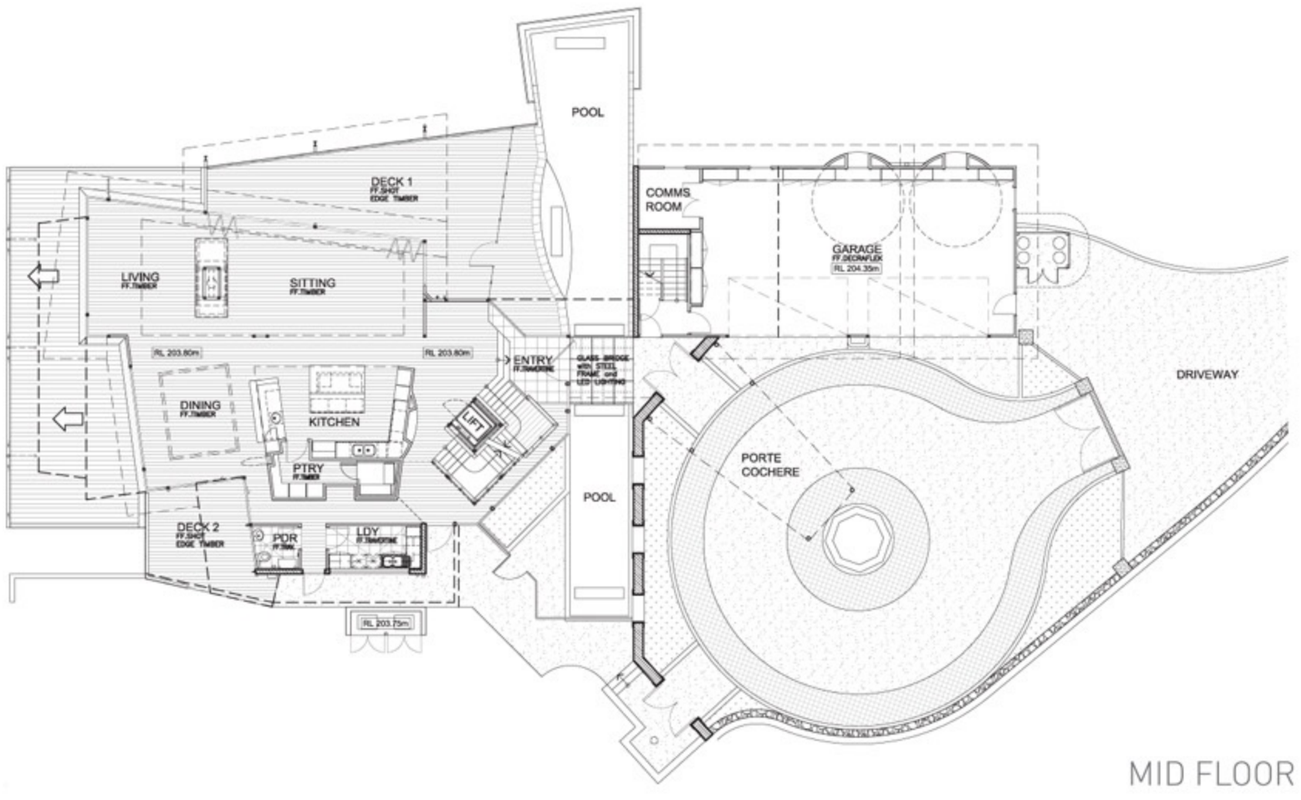
T: +61 7 5444 1733
www.brdg.com.au

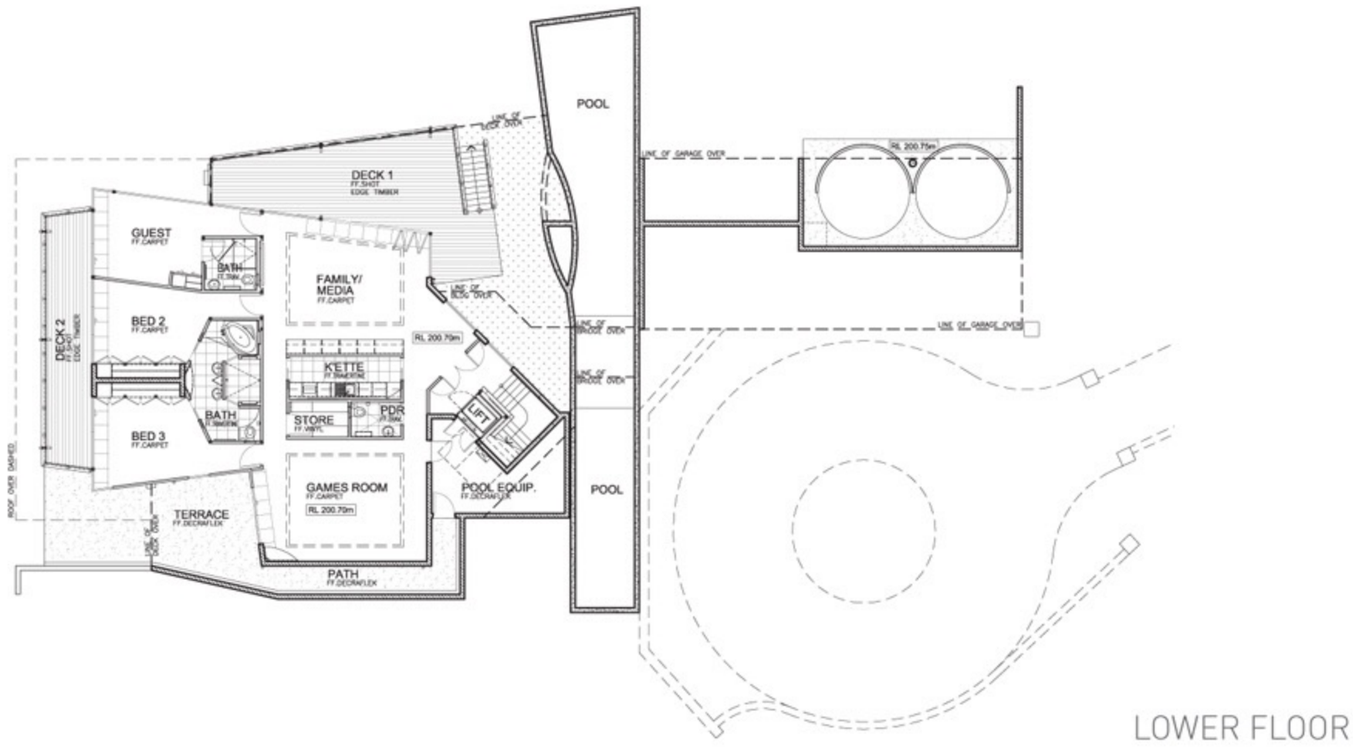
Expansive, opulent and beautiful, this is a home that could last a family for generations.



UPPER FLOOR

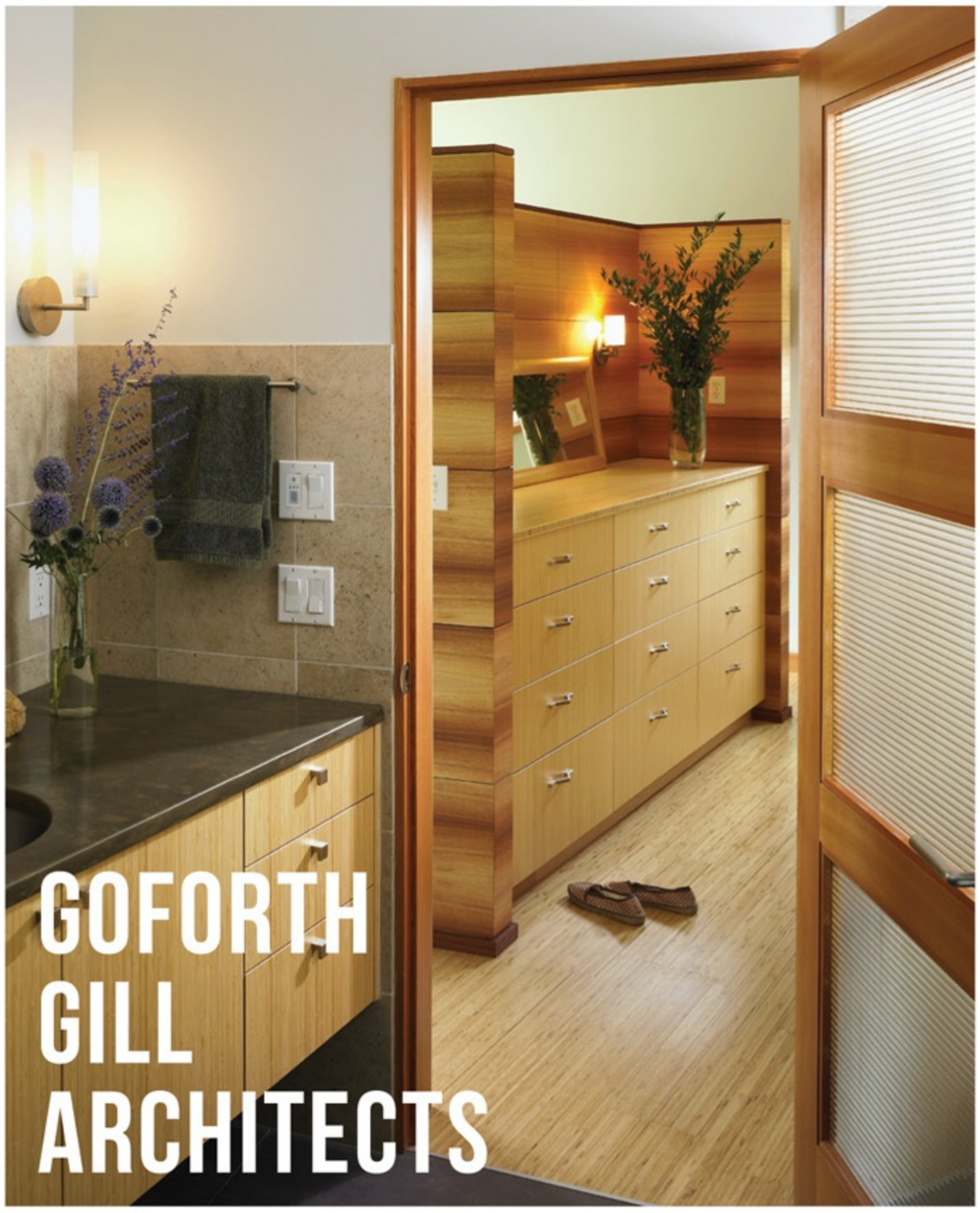


MID FLOOR



LOWER FLOOR

VASHON ISLAND RESIDENCE



VASHON ISLAND RESIDENCE

Located on a small island in Washington State, this sloping, partially wooded five acre rural lot had to accommodate a comfortable home for an active family of four and a separate architecture studio for the owner. The resulting home sits naturally on the site, perfectly oriented to capture views of Mt Rainier and to conform to existing topography.

This picturesque hillside retreat sits at the edge of a meadow against a lush bank of trees and is the epitome of a charming contemporary rural home. The thin roof plane, stretched taut over the exposed structural framework and angular columns, resembles a tent pitched in a forest clearing. Beautiful to look at, it is the considered materiality and careful zoning that ensures this family home is uniquely functional.

The project is sited to take advantage of the view and to fit with the existing topography. The resulting T-shaped design bisects the site into a 'public realm' at the entrance to the house and a 'private realm' on the opposite side that opens up to the meadow and the view.

The house is then divided into two distinct zones, living and working. The living zone, aligned with the topography, contains the bedroom and communal living areas, and has a soft and inviting materiality. Expressed largely in timber, this part of the home features wood flooring, wood-cased window and door openings and is clad in horizontal cedar siding. This is a warm contrast to the sleek, unfussy working zone, which is aligned with a natural ravine. Housing the studio, kitchen, bathrooms, laundry and stairs, the façade of this zone is clad in vertical metal sliding and the interior has concrete floors and minimal wood trim. Practical, modern and functional, these are less personal spaces, with the interior and exterior finishes enhancing the clear thematic distinction between the two zones.

The home was designed with the unfolding lives of the family's two children in mind. The open plan living, dining and kitchen area is a place in which food preparation can be a family affair and entertaining any age group is easily facilitated. A den provides a place in which young children are in earshot but not underfoot, or a private room for big kids to play video games or watch movies.

Upstairs, the children's bedrooms have sleeping lofts, maximizing floor space for play and study. The bedrooms share a common bath, with a sliding door separating the tub and toilet area so that both kids can use the bathroom at the same time. The master bedroom is close enough to this space to allow quick access in an emergency, but distant enough for privacy as the children grow.

Picturesque and pretty amongst lush trees in rural Washington, this family home is cleverly designed to maximize the benefits of a beautiful site. Capturing beautiful views and offering incredible functionality, this is a triumphant design.

Photography by: Patrick Barta Photography

ARCHITECT // Goforth Gill Architects specialize in finely crafted residential projects. The underlying theme throughout their work is the creation of architecture that becomes an integral part of its context. They design structures that grow out of an examination of the site: the unique natural conditions and the particular historical and cultural context.

With a dedication to client service and the craft of architecture and construction, Goforth Gill Architects work with clients to find creative solutions which form a coherent, aesthetically pleasing whole, while providing a sustainable, comfortable fit for the owner, the environment and the community.

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PO Box 650
Vashon Island, Washington, United States of America 98070
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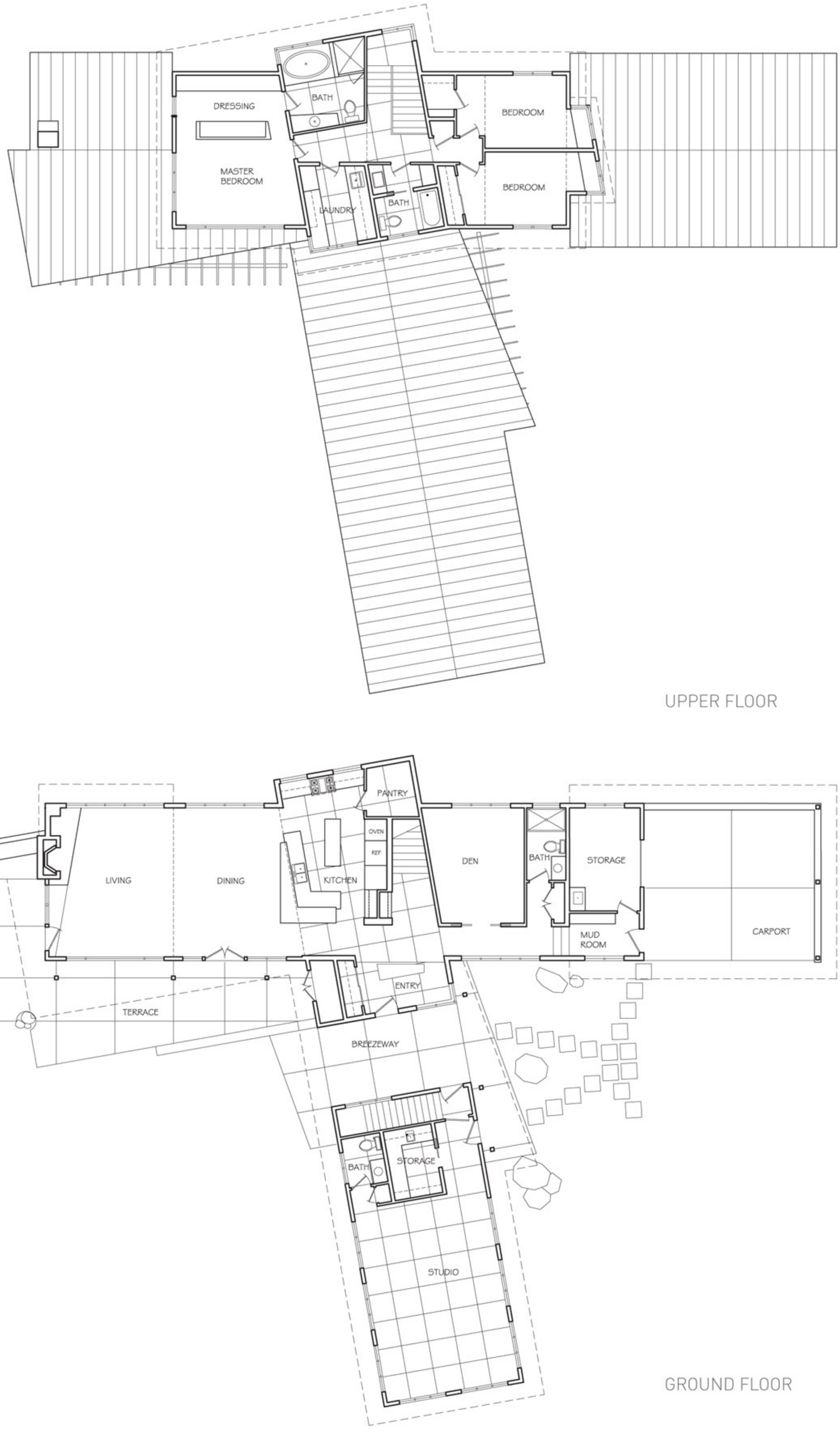
www.goforthgill.com

Flexibility to grow and adapt as the family does ensures the success of this well implemented design that separates the house into distinct zones.



UPPER FLOOR

GROUND FLOOR

KINGSTON HOUSE

GREEN DESIGN

KINGSTON HOUSE

This unique and charming home in Tasmania is designed to last; a dwelling for clients who were seeking to lay down their roots, build the perfect house, and never move again. Accessible and inviting, there is something fun, functional and exciting in every corner of this family abode.

Located amongst the lush bushland of Southern Tasmania, the block is comprised of a small paddock surrounded by Gums and Tree Ferns. The house has been situated so as to disturb existing vegetation as little as possible, while making the most of the stunning outlook and capturing views of the bushland.

The exterior is equally respectful and reflective of the bush context. Rendered external walls are fire safe, with appropriate window shutters and rainwater tanks also included. The simple, natural colour scheme sits innately against the woodland backdrop, while the silhouette of the home is simple and distinct without competing with the astounding organic beauty of the land.

Every aspect of the interior has been considered to optimise the family lifestyle, with room to grow and adapt as easily as the children do. Four bedrooms, a study, and two living areas span two levels of the naturally flowing, light filled home. Organic, durable and family friendly materials articulate friendly, functional spaces that can combine or separate easily as life dictates.

The loft forms a secondary living area, functioning as a play space and leading through to children's bedrooms and a climbing wall. Each child's room is individually coloured - a feature that ensures each child has a private space over which they hold ownership. As the children age, these spaces can be repainted and re-imagined as needed.

Ceiling structures support swings and various suspended play equipment, both inside and out. A large, enclosed outdoor play area is visible from the kitchen, dining and loft space.

A very high star rating was achieved through high levels of insulation, thermal mass and passive solar design. The house employs the latest technology in water conservation, solar hot water and photovoltaics. It uses materials with low embodied energy and also incorporates a green roof.

The levity and youth found in these rooms are counter-balanced by the elegance and maturity of the adult spaces. The kitchen, for example, is contemporary and sleek. The timber frame of the home is clearly expressed, forming a border for the open plan layout and thus retaining the inviting warmth of the first floor. In addition, the lounge can be separated acoustically and visually from the other nearby areas, providing a retreat for those quiet times.

Photography by: Jasmin Latona

ARCHITECT // Green Design is a husband and wife team of architects with additional qualifications in furniture design and architectural engineering.

Uta and David Green focus on environmentally and ethically sustainable design in Tasmania.

Green Design
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South Hobart, Tasmania, Australia 7004
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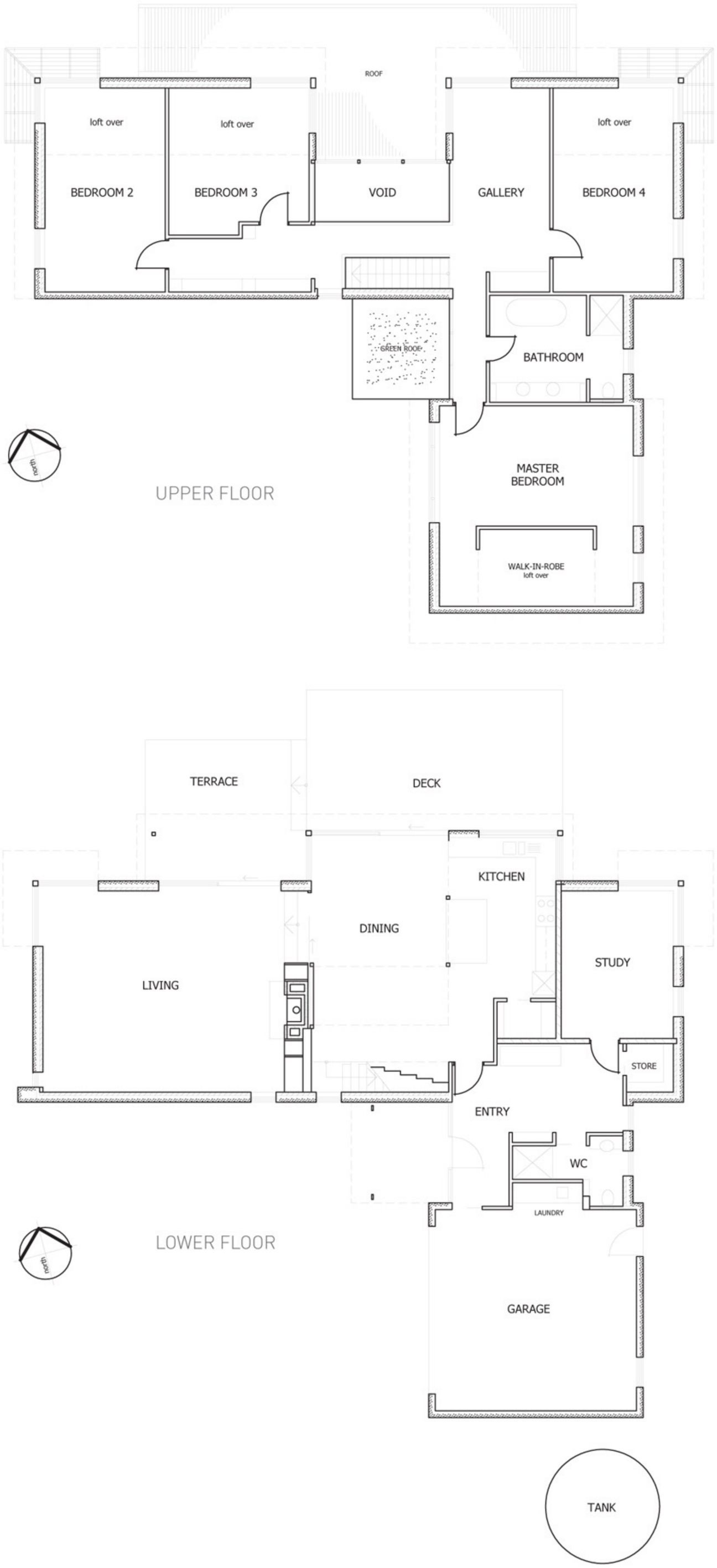
www.greendesign.net.au

A range of play spaces both inside and outside make this house a paradise for young children, while carefully designed and attractive modern spaces ensure it is a perfect environment for parents too.


ROOF
loft over
loft over
loft over
BEDROOM 2
BEDROOM 3
VOID
GALLERY
BEDROOM 4
GREEN ROOF
BATHROOM
MASTER BEDROOM
WALK-IN-ROBE
loft over
north
UPPER FLOOR
TERRACE
DECK
KITCHEN
DINING
LIVING
STUDY
STORE
ENTRY
WC
LAUNDRY
GARAGE
north
LOWER FLOOR
TANK

OMAMA ROAD

OMAMA ROAD

Modern, handsome and bold, this contemporary home is both functional and future proof. Balancing practicality, durability, sustainability and lifestyle effortlessly within the architectural design, this is an example of a perfectly timeless family home.

A young family of four requested a design that would reflect the way they live now and in the future. This required careful consideration of the overall design, ensuring the façade wouldn't date. The unflinchingly modern exterior, however, sits in a streetscape dominated by homes designed in the more traditional style of the 1930s and 40s. As a result, the presence of the new residence is sympathetic and contextual to the neighbourhood. It sits upon an established, landscaped block that gently flows from public to private and doesn't dominate the street.

The fence serves dual purpose. Its scale provides a sense of security and privacy to the front garden and the house, but to passers by it is low profile and transparent. Emphasis has been placed on form to ensure it is a subtle addition, not dominating the site's frontage. A range of textures, tones and materials accentuates the modular masses and articulation of the building, uniting to communicate the overall form. The entrance is framed by a vertical glazed void, an ephemeral contrast to the solid clad walls of the habitable rooms either side.

Internally, the house communicates a philosophy of spatial experience. There is a journey through the residence, a series of logically flowing spaces. A range of spatial volumes, heights and widths provide differing senses of enclosure, differentiating between public and private spaces. A variety of solid and open glazed doors provide flexibility to the design, perfect for a growing family and suitable to Melbourne's changeable weather. The home is naturally well lit and ventilated.

Practical usage informs every space. The gorgeous kitchen is the height of functionality, featuring a butler's pantry and a menu planning area. Outdoors, a pool and an outdoor entertaining space also allows room for fitness activities. The master bedroom features a walk in robe and en suite, as well as four bedrooms upstairs that cater to a growing family.

This is a beautiful home that is low maintenance, clean and delightfully planned. It's view to the future is tempered by a sense of fun, something that is integral to family life, while the timelessness of the design ensures it will be a comfortable home for years to come.

Photography provided by: Qluxe Group

BUILDER // Formed in 1994, the office is based in South Melbourne and has completed a wide range of Residential, Commercial, and Industrial projects around Australia and overseas.

Qluxe is a practice that focuses on providing quality architectural solution, that exploits each design opportunity, whilst making the process rewarding for our clients.

Qluxe Group
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T: +61 3 9041 2456
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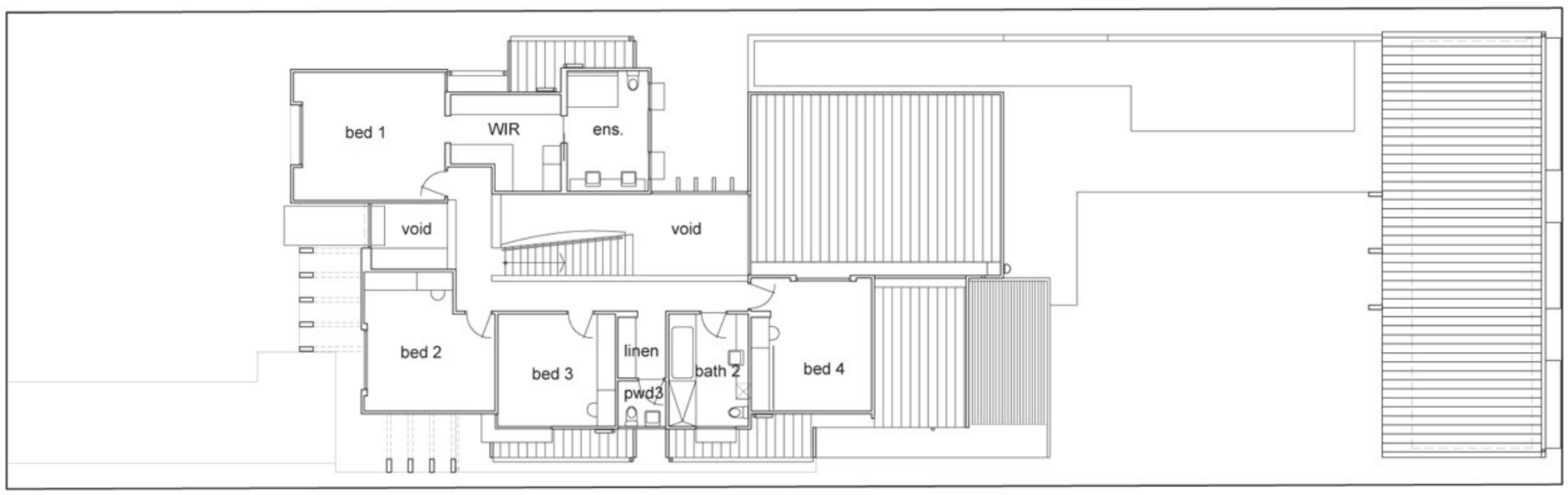
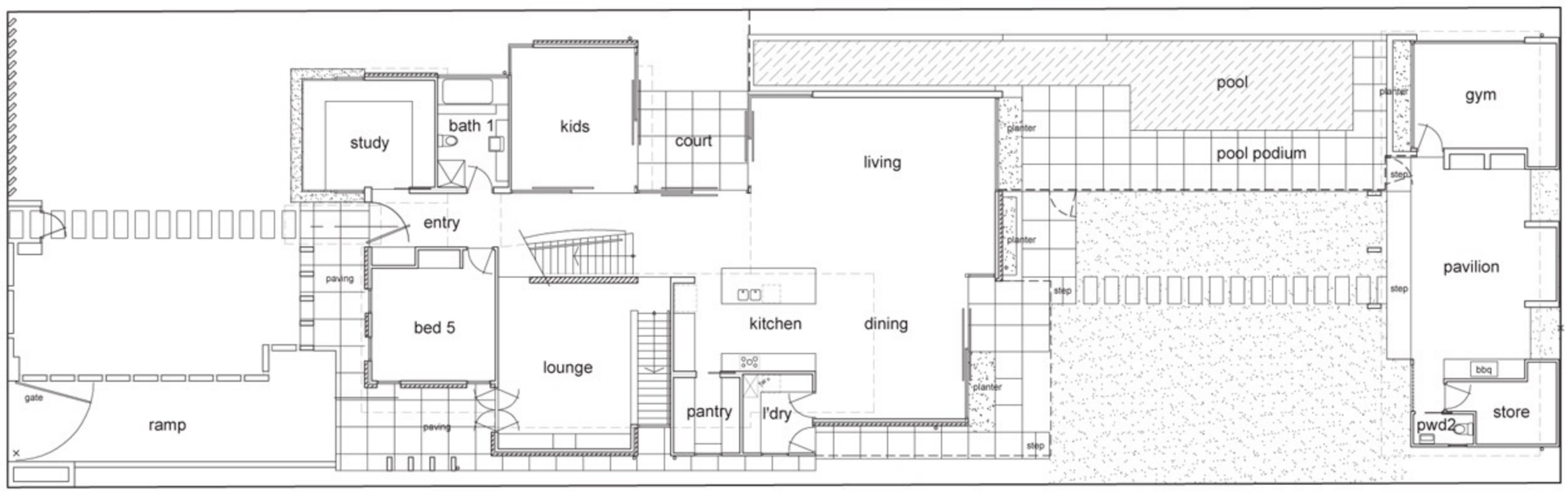
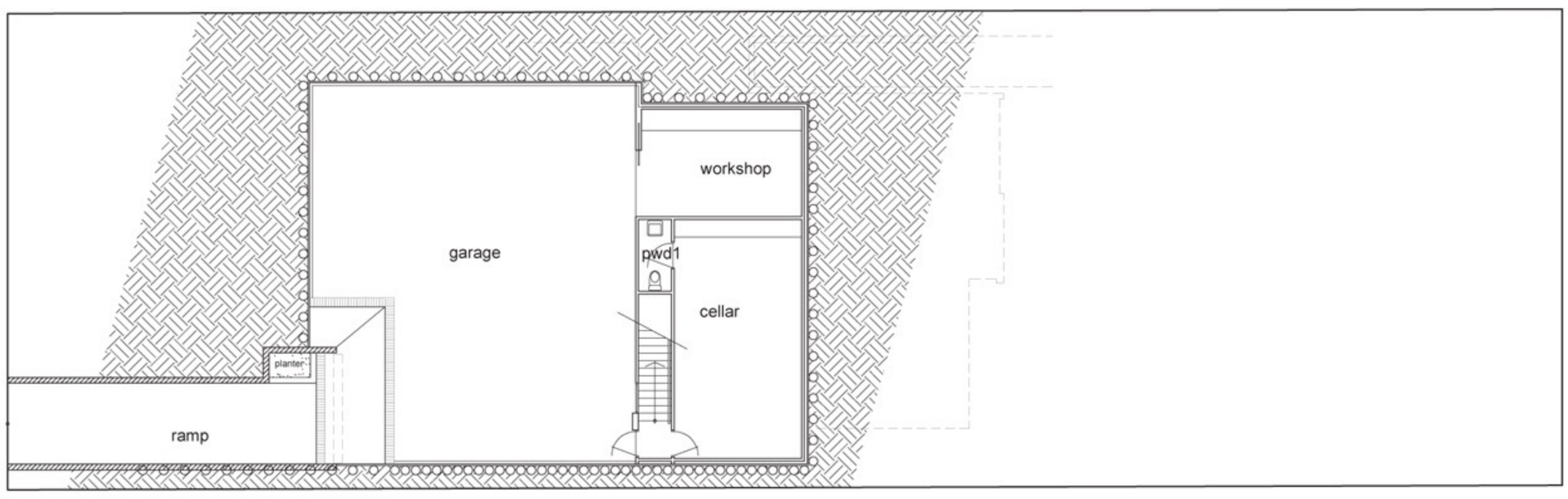
The alluring outdoor area with its generous lawn space and inviting swimming pool is the perfect counterbalance to the home's interior design.



FIRST floor plan



GROUND floor plan



BASEMENT plan

EASTLYNNE HOUSE

EASTLYNNE HOUSE

Designed as a natural progression of the historical styles it embodies, there is an irrefutably classic charm about this home. Taking cues from the American Colonial Revival, which in turn is a nod to Georgian architecture, the home neither seeks to slavishly recreate nor garishly modernise the classic architecture style. Instead, the home seeks to honour this theme in spirit, but execute it with contemporary construction techniques and present-day conveniences.

Approaching the house, one could be forgiven for thinking they'd been transported to the American Midwest, such is the immediate impact of the subtly expressed but clearly defined Neo-Colonial style. Entrance to the house is granted through a bright red door - a warm and friendly addition to the house that stands out boldly against the muted white and grey palette of the rest of the façade.

Inside, a mixture of formal and informal spaces are designed in a relaxed blend of pastoral English and American family styles, ensuring there is ample space for everyone. The home is designed for the temporary, but frequent visits of adult children and visiting nieces and nephews. Three guest bedrooms are placed upstairs and can be locked off when not in use, while the master bedroom is located on the ground floor along with the kitchen and informal living space. Adjacent to the garage, a den provides a place in which visiting children can watch movies late into the night without disturbing the adults. The formal sitting room blends perfectly with the overall theme of the house and is a tranquil, elegant room in which to escape the commotion. Meanwhile the large living room, with views to Mount Macedon and Hanging Rock, forms a lively hub for family life.

Adding a real 'tailored' quality to the design, the home is full of personal touches that are unique to the needs of the owners and their family. The dining room, which is painted 'ox-blood red' (a classic Georgian colour), is a formal dining space for family occasions, while informal meals and barbecues are catered for on the large elevated deck. A 'drinks cupboard' near the kitchen allows access to the kettle and herbal tea collection without intruding upon the kitchen proper.

Despite it's classical appearance, this is a modern home through and through, designed with contemporary conveniences in mind and constructed with cutting-edge sustainable and durable techniques. The style takes note of historical fixtures, displaying the suitability of the American Colonial Revival architecture to the Australian way of life as well as the landscape of the Macedon Ranges.

Photography by:Tim Greentree

ARCHITECT // David L. Greentree began his working life as an engineer, but eventually became an Anglican minister. Upon retirement though, he returned to his first love and began building houses. He is today joined by his sons David A. Greentree and Tim Greentree. David, the eldest son, previously worked as a commercial construction project manager, while Tim worked formerly as a landscape designer.

Together, the Greentree family have formed Greentree Australis.

Greentree Australis Construction P/L
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Woodend, Victoria, Australia 3442
T: +61 434 937 461
www.greentreeaustralis.com.au

Respectfully
embracing classical
architecture
alongside the
conveniences of
modern design,
the personality and
charm of this family
home is undeniable.

UP
Bedroom 4
4.8 x 3.6
Bedroom 3
4.8 x 3.6
(Deck)
(6.0 x 4.2)
N
FIRST AND TOP FLOOR LEVEL
Robe
Robe
UP
Linen Closet
UP
Robe
Dining Room
3.3 x 6.0
Kitchen
Pantry
Family Room
4.2 x 6.0
Home Office
4.4 x 3.6
Bedroom 2
4.8 x 3.6
Store

(Deck)
(2.1 x 7.4)
Lounge
7.2 x 4.8
N
GROUND AND BASEMENT LEVEL
UP
UP
WIR
Store
4.9 x 3.7
Laundry
4.9 x 2.6
Garage
6.0 x 6.0
Bedroom 1
4.8 x 4.0
ENSUITE

PRIVATE CITY BEACH RESIDENCE

PRIVATE CITY BEACH RESIDENCE

Imposing and modern, the bold angles and textural blocking of this design are balanced by the inclusion of gentle curves, making the home both visually exciting and approachable. A balanced material palette with warm and fresh colours complete the look.

A strong emphasis has been placed on entertaining, while the home exudes a feeling of casual opulence. For example, the kitchen is large and practical, elegantly incorporating modern, top of the range appliances, and holds a strong connection to the outdoor entertaining area and pool. This interrelationship provides a perfect flow-on space for casual barbecues and more formal dinner parties.

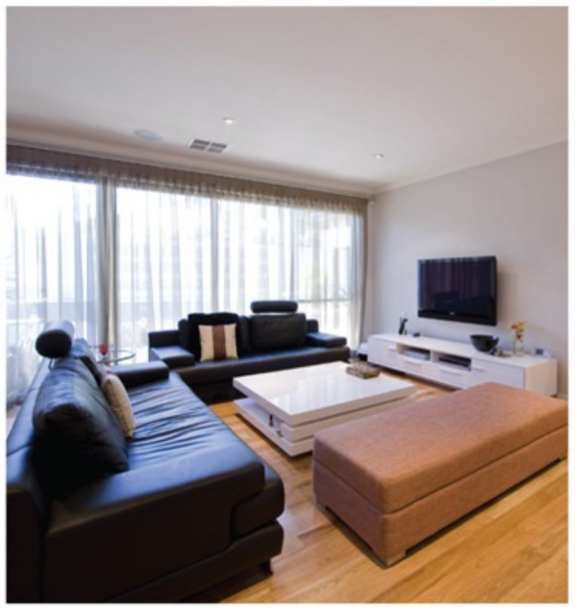
The site's proximity to the beach meant that careful consideration of strong sea breezes was important. To accommodate this, the home itself wraps around the pool area, giving it protection from the prevailing winds. Meanwhile, the extended courtyard arrangement allows the rear part of the home to share in the available northern light. The communal living areas are all located on the ground floor, with the home's resort theme dictating a strong emphasis on the interaction of these spaces with each other and the courtyard space. The living rooms are zoned such that they can either be used in conjunction with one another or zoned off via double doors.

The upper floor of the home is entirely private, with the master suite buried within this enclave space and separated from the children's wing by a bridge over the large foyer void. Located on the ground floor is a guest suite which could easily be the master suite if the owners ever decide to live solely on the one level.

The home is designed to accommodate children from young teenagers through to early adulthood. As such, it offers comfortable, private spaces for each of the children. The separate wing for the children allows them to pursue their own interests away from their parents. The inclusion of private en suites and walk in robes to the minor bedrooms means the children will be unlikely to outgrow the design, even in adulthood.

The interior form offers sufficient privacy and space to be both comfortable and practical.

Photography by: Ron Tan



DESIGNER// Paul Lomma is an honest designer with no preconceived notions of style. He comes to every project willing to let the client's brief and site dictate the outcome. As both a designer and a builder, Paul has an innate understanding of how things work, not only on paper but also in reality.

Design is often referred to as a process of compromise, but Paul believes that this is only true of lazy design. "Challenges should be seen as opportunities to create something special, not as great hurdles to overcome."

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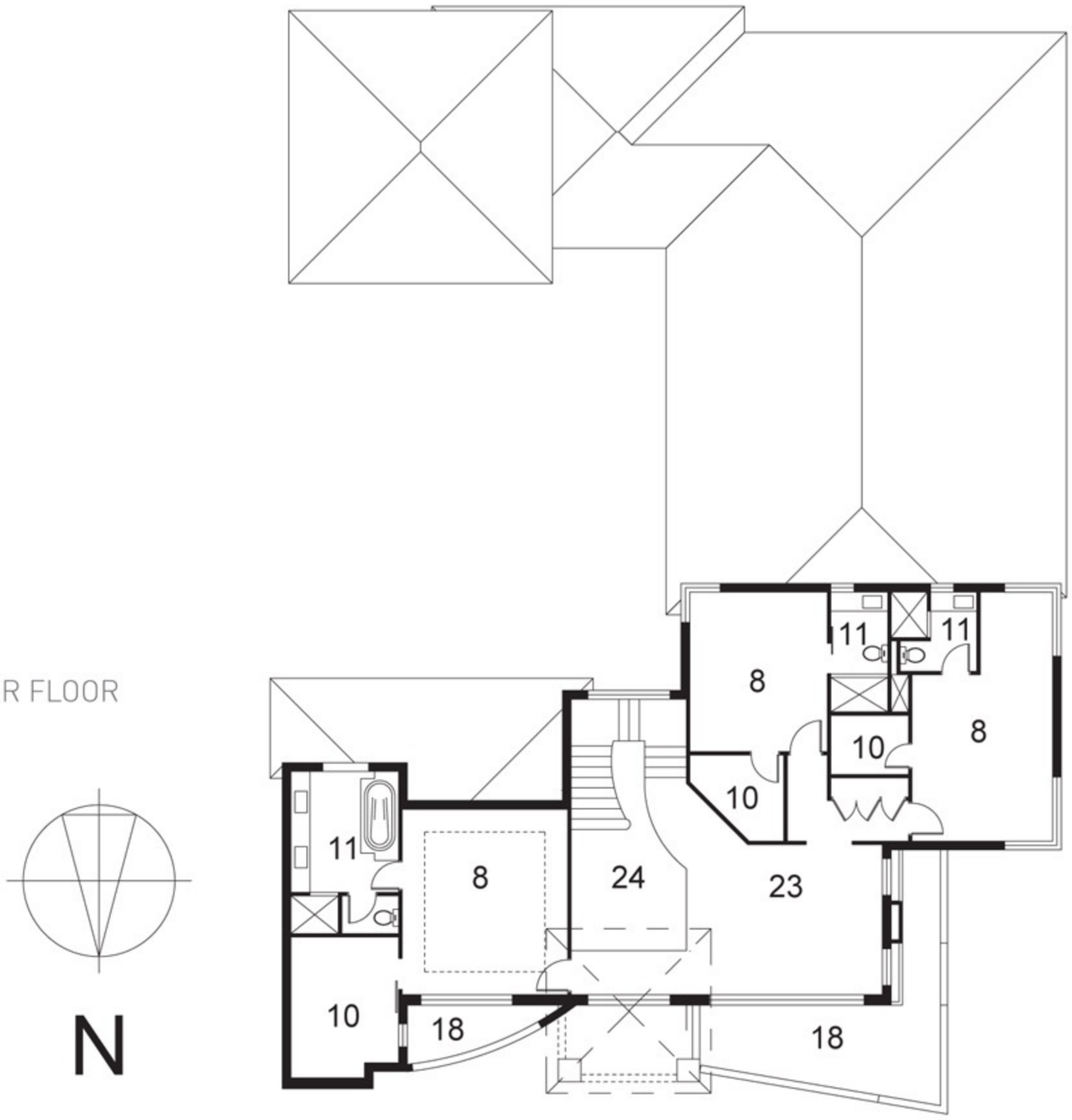
www.lommahomes.com.au

Equally comfortable, practical and aesthetically timeless, the integrated and discrete spaces that form this resort-style home are tuned for ease of use and flexibility.

UPPER FLOOR



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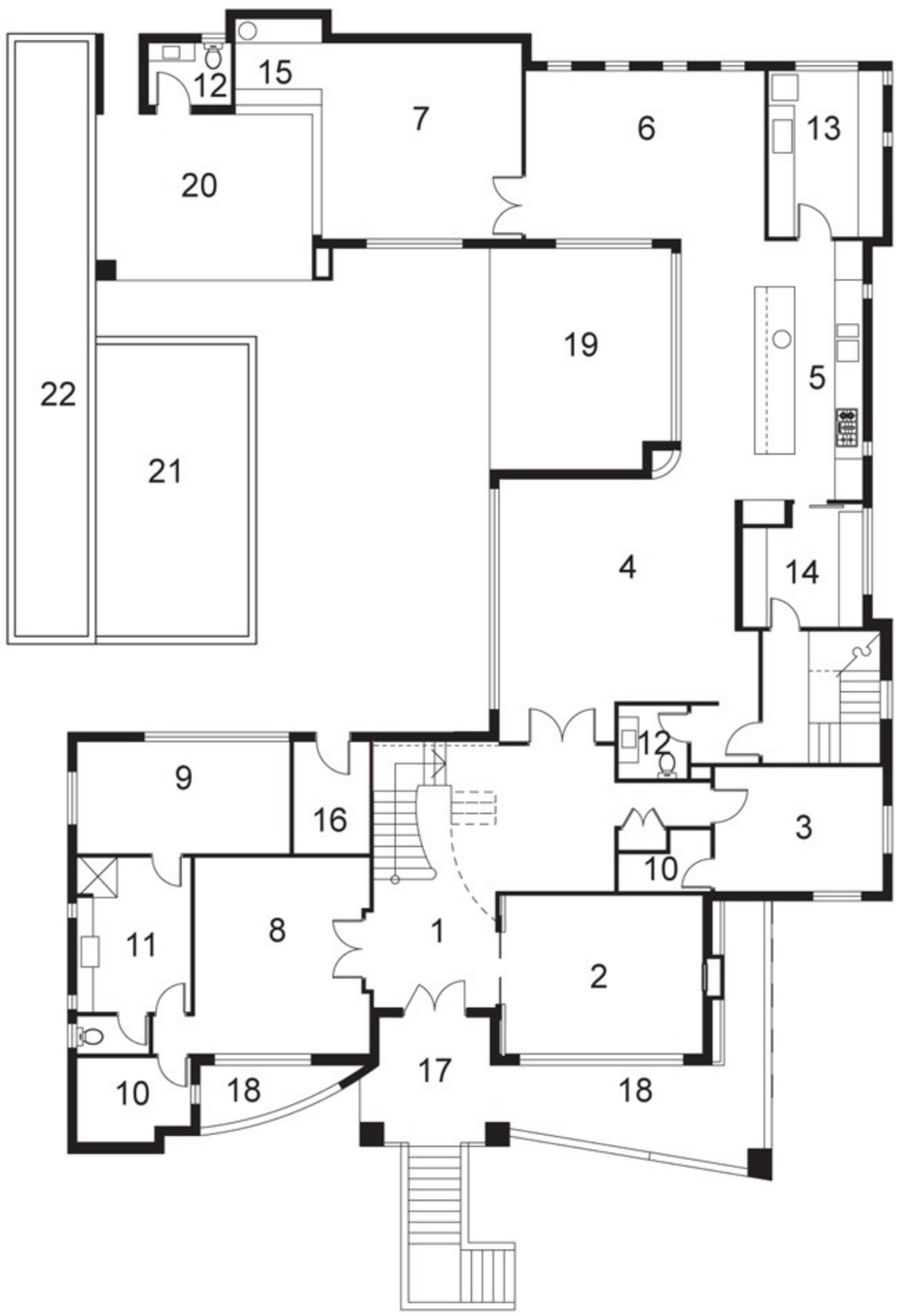
GROUND FLOOR



N

KEY

1	Entry
2	Lounge
3	Study
4	Living
5	Kitchen
6	Dining
7	Games
8	Bed
9	Gym
10	WIR
11	Ensuite
12	PDR
13	Laundry
14	WIP
15	Bar
16	Store
17	Portico
18	Balcony
19	Alfresco
20	Sun Deck
21	Pool
22	Lap Pool
23	Sitting
24	Void

WATERGUM AVENUE

CELCON CONSTRUCTION

WATERGUM AVENUE

The striking modular façade of this suburban home in Melbourne gives way to an open contemporary design in which the competing and evolving requirements of a family comfortably find space.

This isn't your typical pitched-roof suburban family home. A variety of textural elements combine in a visually diverse exterior. Brick on the lower level serves to ground the design, and ties it with the streetscape. Timber cladding is a warm contrast, suggesting a connection with the natural environment. Extensive glazing lightens the design and captures distinct city views, particularly from the upper floor.

Inside, spaces were implemented to best suit the family's day to day living. The owners wanted children's spaces upstairs, including bedrooms and a living area. The shared entertainment space and the master bedroom were to be downstairs. A lap pool was included in the brief, to suit the small block.

Several considerate design notes ensure comfort as the family grows. A concession to safety is made in the garden: the pool is fenced off and separate, enabling children to play in the space with less supervision. As needs change, the two distinct living spaces ensure privacy for the family, allowing teenage family members to entertain friends without bothering parents or siblings.

The open plan kitchen and family area is expansive and comfortable. This is an ideal place for quiet family meals or entertaining larger groups. Timber floors make this a cosy, inviting space. The timber floors extend to the alfresco area, linking these two spaces. The outdoor entertaining room is all-weather and fully appointed, adding a little luxury to the design.

Large windows enforce the modern day family open-living concept. This also allows unobstructed views of the backyard, allowing for mum or dad to keep an eye on children from the kitchen and living area.

A multitude of storage spaces and walk in robes are incorporated into the layout. This is perfect for a large family, helping them to organize and store a variety of items. This home is easily adjustable for the growing family, accommodating four bedrooms, a study and home office, which can easily be transformed into another bedroom.

Photography by: Sam Dinatale

Nesime Tatlica
Celcon Building Designer

DESIGNER // Celcon Construction is a young emerging company that is involved in both building design and thermal performance and concrete construction. They are a family run business, working as a husband and wife team. Their values consist of the built as well as natural environment, design and construction technology.

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Craigieburn, Victoria, Australia 3064
T: +61 3 9333 7768

The aesthetics of this house aim for a clear-cut linearity, focusing the design aspects to create one seamless architectural formation.

UPPER FLOOR

GROUND FLOOR

KEY

A	Alfresco	L	Living
B	Bedroom	MB	Master Bedroom
D	Dining	P	Porch
E	Entry	R	Retreat
G	Garage	S	Study

DOLAN RESIDENCE

DOLAN RESIDENCE

Located in Currumbin Valley's world-recognised Ecovillage in Queensland, Australia, the 'Dolan Residence' is a sustainably designed home that, from initiation of design and for the life of the building, limits environmental impact. Practical, efficient and modern, the simple but effective design ideally fits the client's brief and provides the owners with a beautiful sustainable design.

Simple lines and modern materials give the house an attractive contemporary aesthetic. The house's rotation and curve was based on a point at the top of the site, facing north, then curving to the aspect of the house to maximize the views and privacy of the billabong to the north. The home also represents best practice in sustainable design and construction, an important consideration for the clients.

The design balances bold geometric shapes with simple, clean lines. Australian sourced products were used exclusively, and recycled and re-milled timber was used where available. A strong connection between indoor and outdoor entertaining spaces makes transitioning between these living zones feel natural and comfortable, and there is a flow and connection throughout the home that is integral to the design.

Ventilation was central to maintaining the free flow of the home design. Louvred windows to each habitable room help in cross-ventilating the space, and ceiling fans aid in circulating the air on still nights. Passive solar design is particularly focused on cooling in summer, important in the Queensland climate.

Well suited to family living, even as the unit grows, the separate guest wing has much to recommend it. Fantastic, unique, isolated views of the billabong ensure that this is a wonderful tranquil retreat, either for parents, or for teenagers in the future. It's also a great place for visiting friends and family, separate from the main house but still linked.

This simple and unselfconscious design is sustainable, practical and attractive. The design takes the principles of sustainable living and executes them with individual flair, and the resulting home has a unique personality, ideally suited to the lives of the clients. This beautiful home offers the best in sustainable, environmentally conscious design, a strong connection to the community and a pleasant backdrop to family life.

Photography by: Brent Middleton – Open2View

DESIGNER // QUBD director Travis Quennell has been working in the Architectural industry for 25 years, both locally and overseas and on a broad range of projects.

Building Sustainably Pty Ltd is a Gold Coast based eco-aware construction company. The company's director, David Ross, is a passionate and meticulous builder with broad experience relating to all types of construction.

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Building Sustainably
Queensland, Australia
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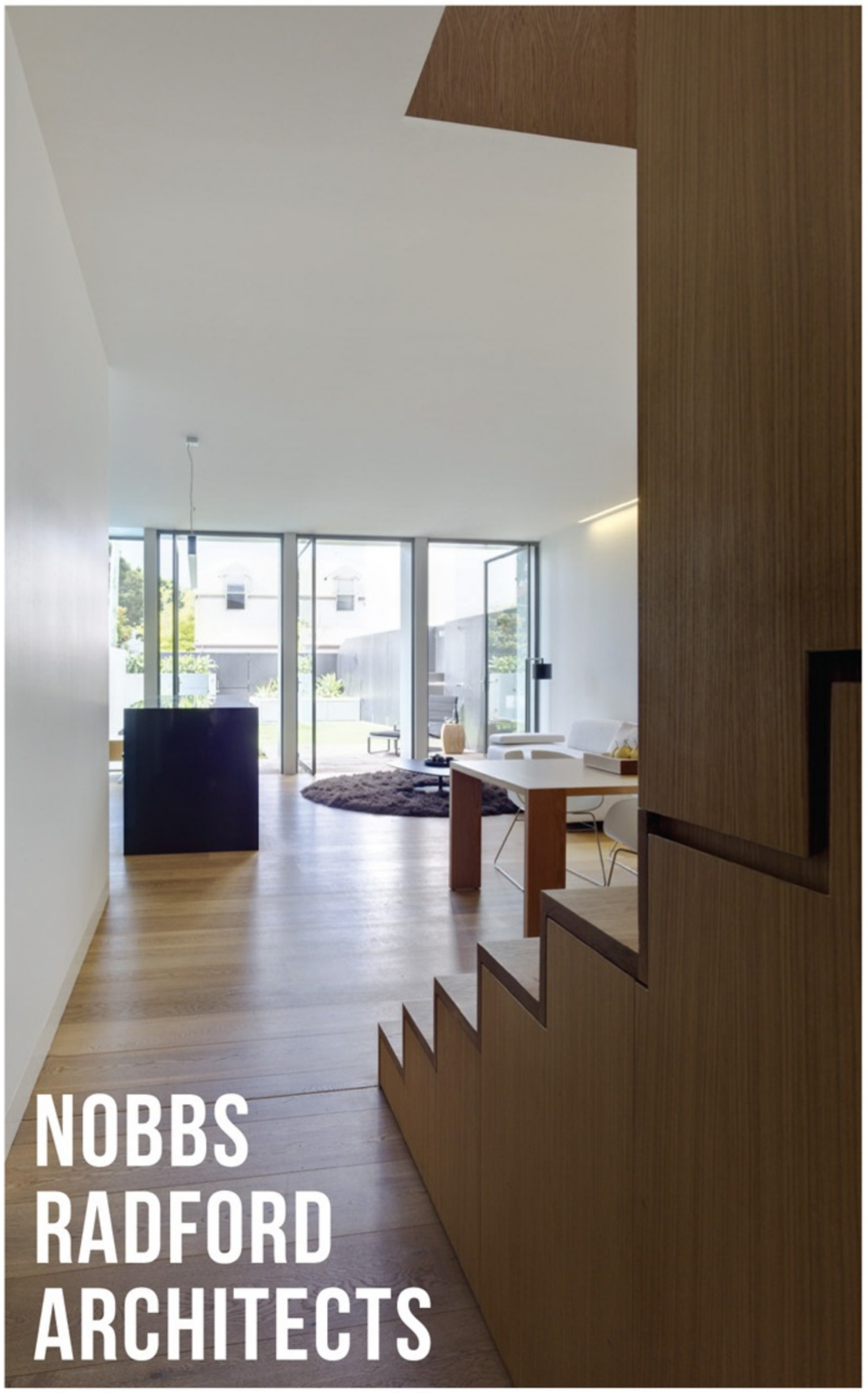
www.buildingsustainably.com.au

This simple and unselfconscious design is sustainable, practical and attractive.

01
RWP
D
C
Guest Room
Ensuite
02
Bedroom
Bedroom
WIR
Bath
Lounge Deck
Lounge
Entry
Entry Deck
Dining
Kitchen
Kitchen Deck
B
A
08
09
10
11
07
06
05
04
03
Workshop
Carport
Store

Floor Plan

PADDINGTON HOUSE



PADDINGTON HOUSE

Located in a dense suburban area near Sydney, Australia, this cutting-edge home reinterprets an historical cottage, simultaneously refining and simplifying the design.

Renovated for a couple with a young family, Nobbs Radford Architects sought to create deceptively minimal spaces that would embody abiding tranquility. The result is a subtle, modern house that is dynamic and comfortably suited to family life. The unfussy, open rooms create a sense of private, calm flow and connection - an important feature given the unavoidable noise of a high density inner-city suburb.

Aesthetically, the home is articulated as a contextual response to the urban landscape. An external palette of rustic face brick and form-lined concrete responds to the solidity and massing of the surrounding terrace housing. The deep columns to the rear create framed thresholds for large pivot doors, which retreat under the concrete planter awning to provide a strong two-way connection between the outdoors and the home.

Despite the more contemporary context found within the house, the original cottage still forms the point of entry. The hallway is maintained to the depth of the front room, where the order of the new house becomes apparent. A central unfolding timber box mediates the original space and new addition, while also comprising a storage space for concealed audio and visual equipment, the laundry and the main stair. Internally, the palette shifts to timber and white planes punctuated with darker charcoal.

The progression of refined spaces in this well articulated family home are a functional response to the specifics of the family's patterns of living, and encourages a relaxed home life.

Photography by: Peter Bennetts

ARCHITECTS // Nobbs Radford Architects are a multiple AIA award winning and innovative architectural practice. Established by Alison Nobbs and Sean Radford in 2004, the studio is ideas-driven, with a strong belief in the ability of architecture to enrich daily life. Their designs draw on ideas of place, light and beauty, with the context of the home, whether a single or multiple dwelling, always remaining at the core of the practice.

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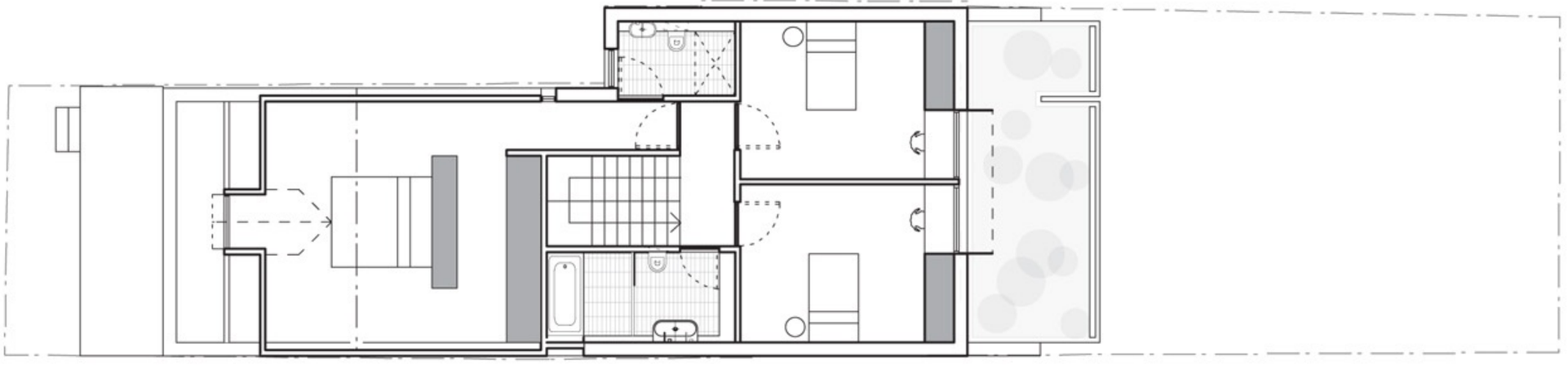
www.nobbsradford.com.au

Embracing contemporary design, this restrained interior is an enclave; a place to escape the hustle and bustle of city life.



SECOND LEVEL PLAN

FIRST LEVEL/GROUND PLAN

OXLEY HOUSE

OXLEY HOUSE

This inner-city family home is an energy efficient, cost-effective house for a small family on a small block. Visually, the house has a very modern and unique impact upon viewing the north facing 'L' shaped house from the street. The specific shape of the home capitalises on an enviable aspect, taking advantage of the orientation, prevailing breezes, solar access and the surrounding context of the 405 square metre block to ensure energy efficiency. Low maintenance, sustainable materials have been utilised throughout the design in a modern and aesthetically striking way.

The open plan kitchen, living and dining space is central to the design. Two large stacking doors extend the living area directly onto a large terrace and beautifully landscaped backyard. Towards the front, the living area is extended onto the double height entry terrace, ultimately creating a strong connection between the interior and exterior spaces.

The home is perfect for a small family on a tight budget to which it caters, particularly on the ground floor. The open plan kitchen, dining and living space is a hub around which family life centers, allowing integration, visibility and easy access between spaces from all internal areas. Upstairs, all bedrooms within the home are oversized, allowing for multiple uses and conversion to more mature spaces as the children grow older.

An impressive amount of inconspicuous storage makes every room feel uncluttered. On the ground floor, the 'L' shaped cabinetry runs along two sides of the house, and in total over 32 square metres of storage is provided throughout the house. This is an ideal inclusion for a busy and growing family, ensuring every hobby, item of clothing and appliance has a place. The cabinetry also reduces the solar heat gain from the summer afternoon sun, with most storage located along the western wall of the house.

Maintaining privacy from the neighbours, the home still boasts unequalled ventilation, views and a strong solar aspect that allows the family to be cooler in summer and warmer in winter. Eye catching and beach-themed, the relaxed and considered design implements a range of environmental planning strategies and various environmental initiatives that allows it to achieve an 8 star energy efficiency rating. This is an affordable home built for under $300,000 that proves sustainability does not always have to sacrifice aesthetic quality or functionality in a family friendly design.

Photography by: Glenn Weiss

DESIGNER // Kandice McDowell is the principal of Eco Design Living. She is an innovative and creative designer with a passion for energy efficient architecture and specialises in sustainable homes by design. She believes that energy efficient houses that maximise the benefits of Australian climatic conditions are now a necessity.

Graduating from the University of Queensland with a Bachelor of Architecture with Honors and a Bachelor of Design Studies, Kandice has over eleven years experience in sustainable residential and commercial architecture.

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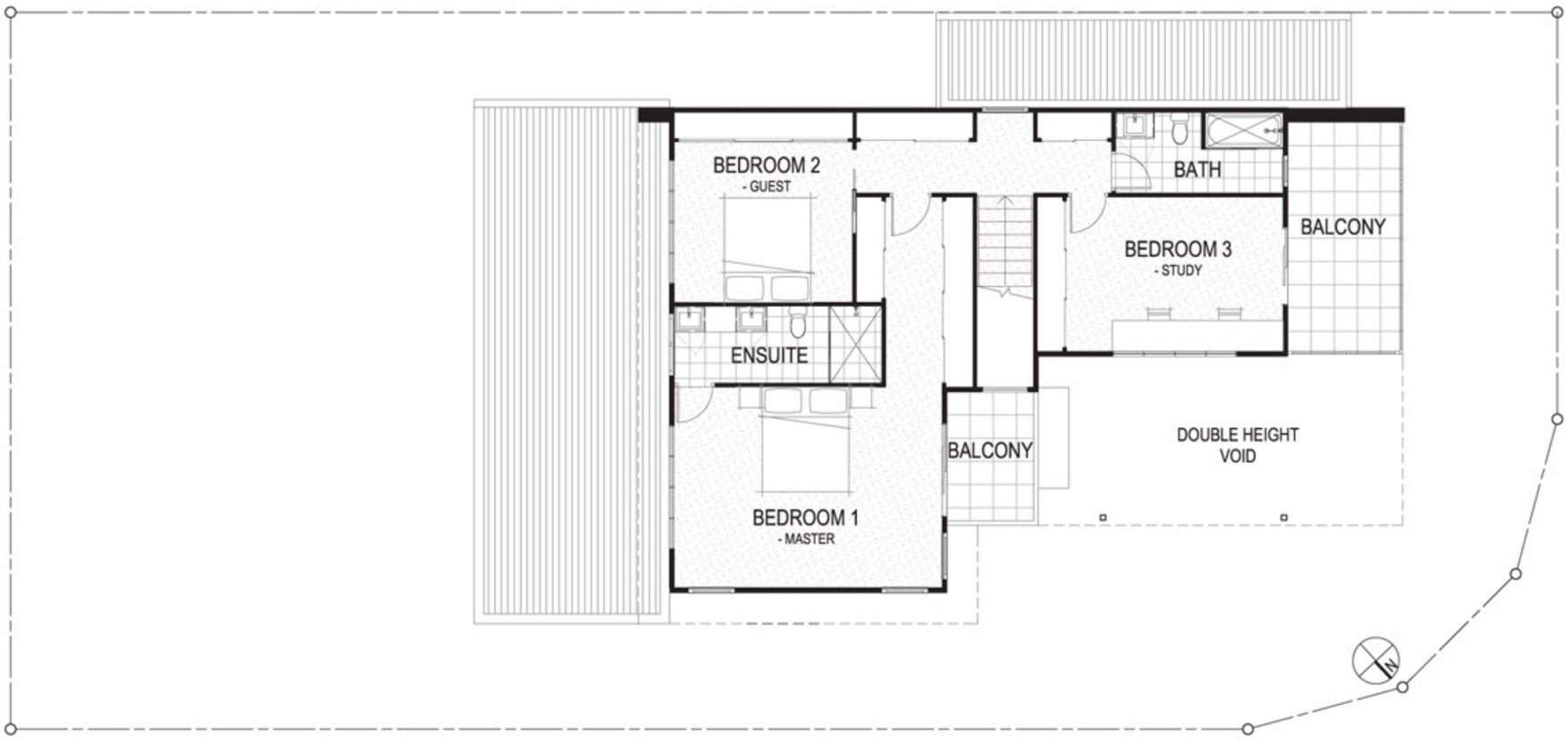
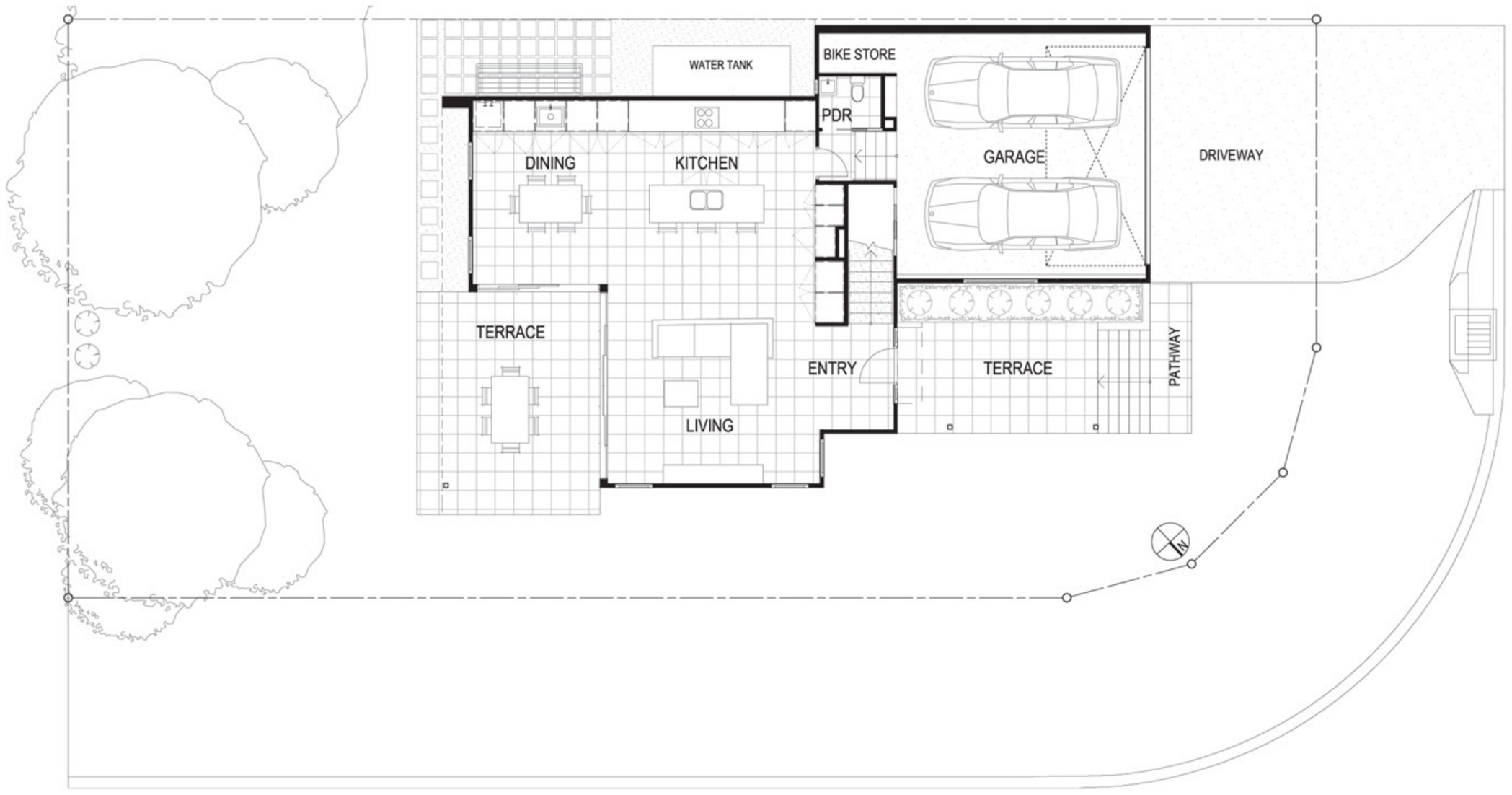
This 8 star energy efficient home is perfect for a small family on a tight budget.



UPPER FLOOR



GROUND FLOOR

PYMBLE COURTYARD HOUSE

PYMBLE COURTYARD HOUSE

Enriching the existing elements of the home and reinterpreting tired spaces while adding life with a new layout, energy and functionality have been brought to this property. Providing three bedrooms, two living spaces and a range of amenity spaces in a post-war cottage, the new space is bright, inviting and practical.

The site presented an immediate challenge – small, long and narrow, it was integral to retain existing courtyards and a northerly aspect. A number of setbacks regarding the building envelope where posed by the council, but were met and dealt with. The conviction behind the design and the willingness to adapt without compromising the integrity of the home ensured success.

The entrance to the house is clearly defined by an avenue of trees, which walls in the garden courtyard. As the plants grow, this area will become more private, but will never entirely close off the street, maintaining an important connection to the community.

The north facing living space opens onto a courtyard, and the existing studio outbuilding was retained. This inspired the implementation of compound buildings, visually connected spaces physically separated by courtyards. All living spaces and bedrooms have carefully placed openings which face or overlook the courtyards, framing intimate garden views. First floor rooms look out to the tree canopies of nearby ovals, and no window overlooks the neighbour's private spaces.

The rumpus room in the studio building provides a discrete living space for teenagers, a safe zone that nonetheless allows autonomy, with free access for friends to come and go through the courtyard gate. As the children grow, this space can become a home office or a guest house, and will easily adapt to changing patterns of family life. When the clients so choose, the house is alive to the street, and can open right through the family room into the front garden courtyard. The home has become a favourite in the neighbourhood as it is so friendly and invitingly open to the street.

There is something classic, inviting and cosy about the home. Rather than forcing a contemporary interior into a heritage envelope, the spaces are unfussy and classically designed. Open and filled with natural light by virtue of clever planning, the living spaces are beautifully designed and comfortably decorated, unselfconsciously adopting individual style that is understated without the sterility of many modern homes.

Photography by: Michael Saggus

DESIGNER // Linda James Design was established in 1984 in Cape Town, South Africa, and relocated to Sydney, Australia in 1993. Principal Linda James has 35 years experience in the fields of design and administration. Jonathan James, who graduated in 2010 with a Master of Architecture with Honours Class 1 and a Dean's Medal, has also joined the practice.

The firm believes that every new house is unique, shaped by the natural environment, the context of the location and the client's needs. They believe good architecture can vastly improve the wellbeing of those who inhabit the spaces.

Linda James Design
56 Station Street
Pymble, New South Wales, Australia 2073
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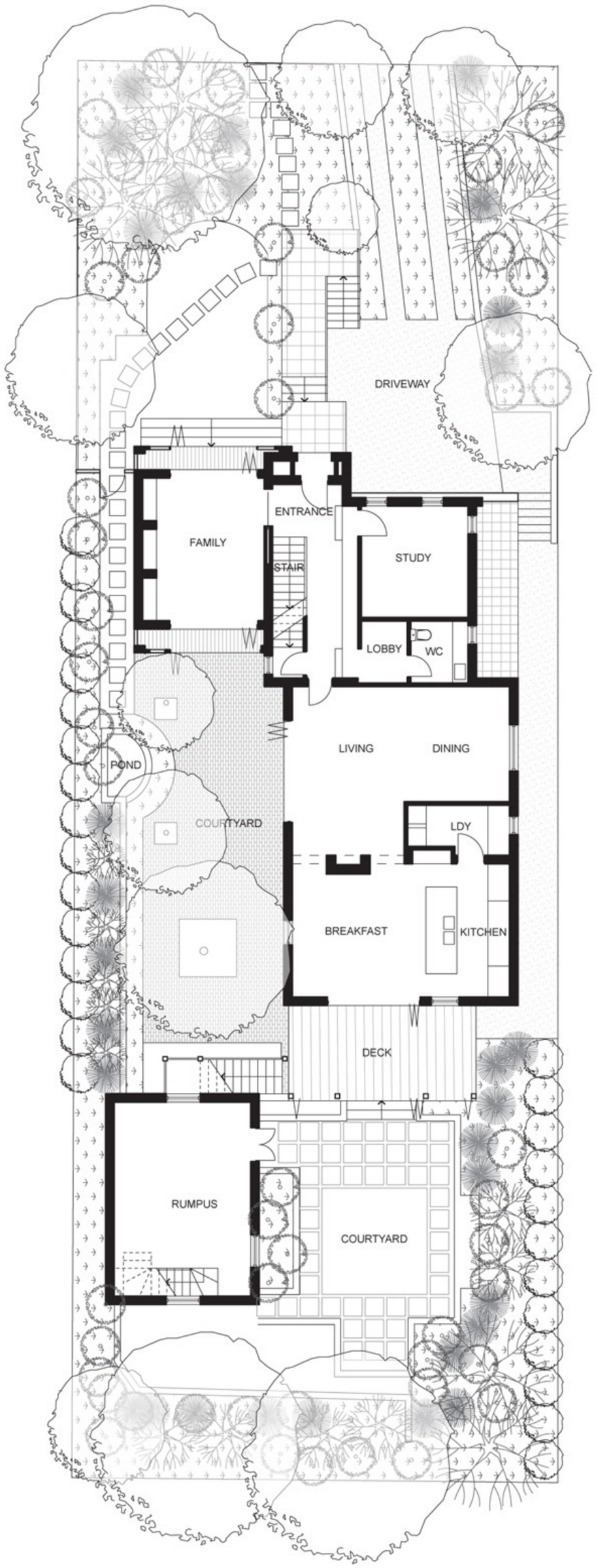
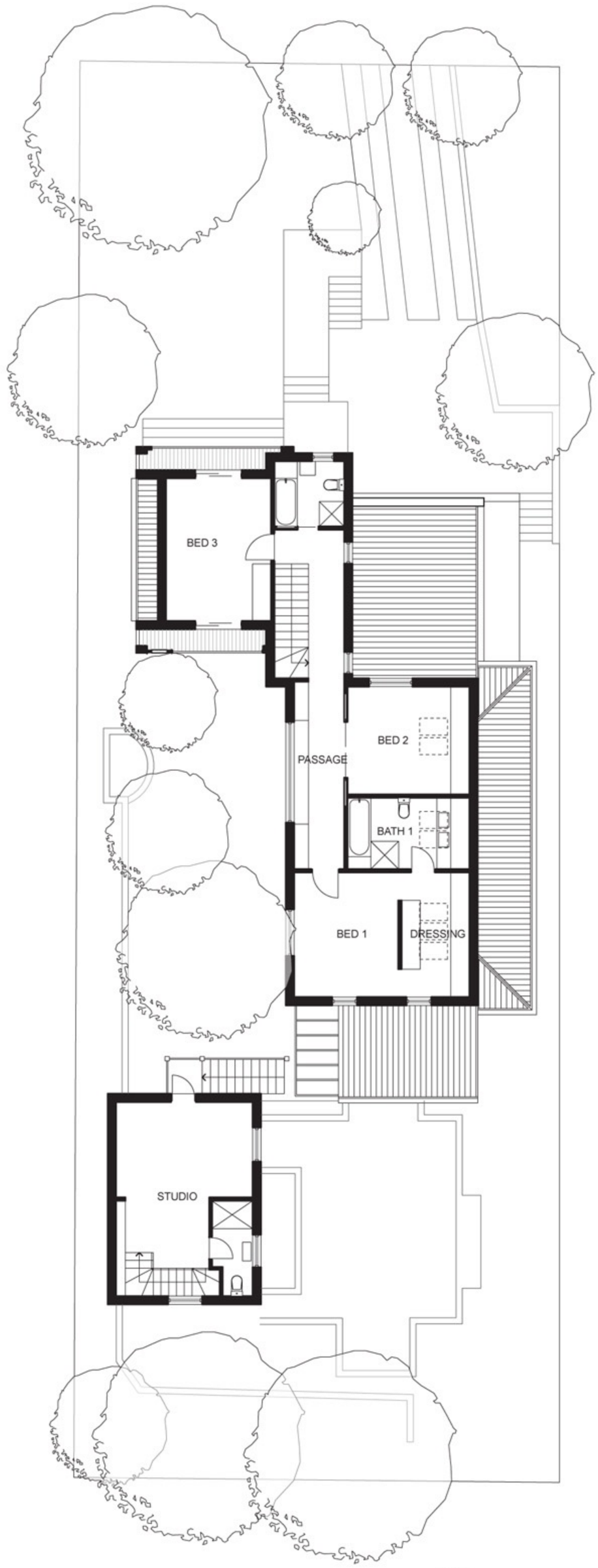
www.lindajamesdesign.com.au

Entertaining is delightful both inside and out, and the transition between the two spaces is natural.



GROUND FLOOR



FIRST FLOOR

RIVER HOUSE

RIVER HOUSE

A strong connection to the river provides a theme for this beautiful family home that weaves through the flowing collection of informal family spaces. Conceptually, the home separates into two zones: a space for parents, and a space for children. In practice, the home is well connected and progresses seamlessly to the stunning river views.

Seeking a new home for a family of four, the clients wanted four bedrooms, two studies, separate living areas, amenity spaces, garage space for two cars and as much outdoor area as the small piece of land would allow. Modern and unrestrained, the resulting home is a magnificent family space based around interaction with the river. The strong link ensures a picturesque place to entertain, but also provides a playground upon which the children can grow up, playing in boats, fishing and swimming. The strong grey façade, broken up by timber highlights and clever annexed massing, creates a strong yet timeless statement that fits naturally on the riverfront block.

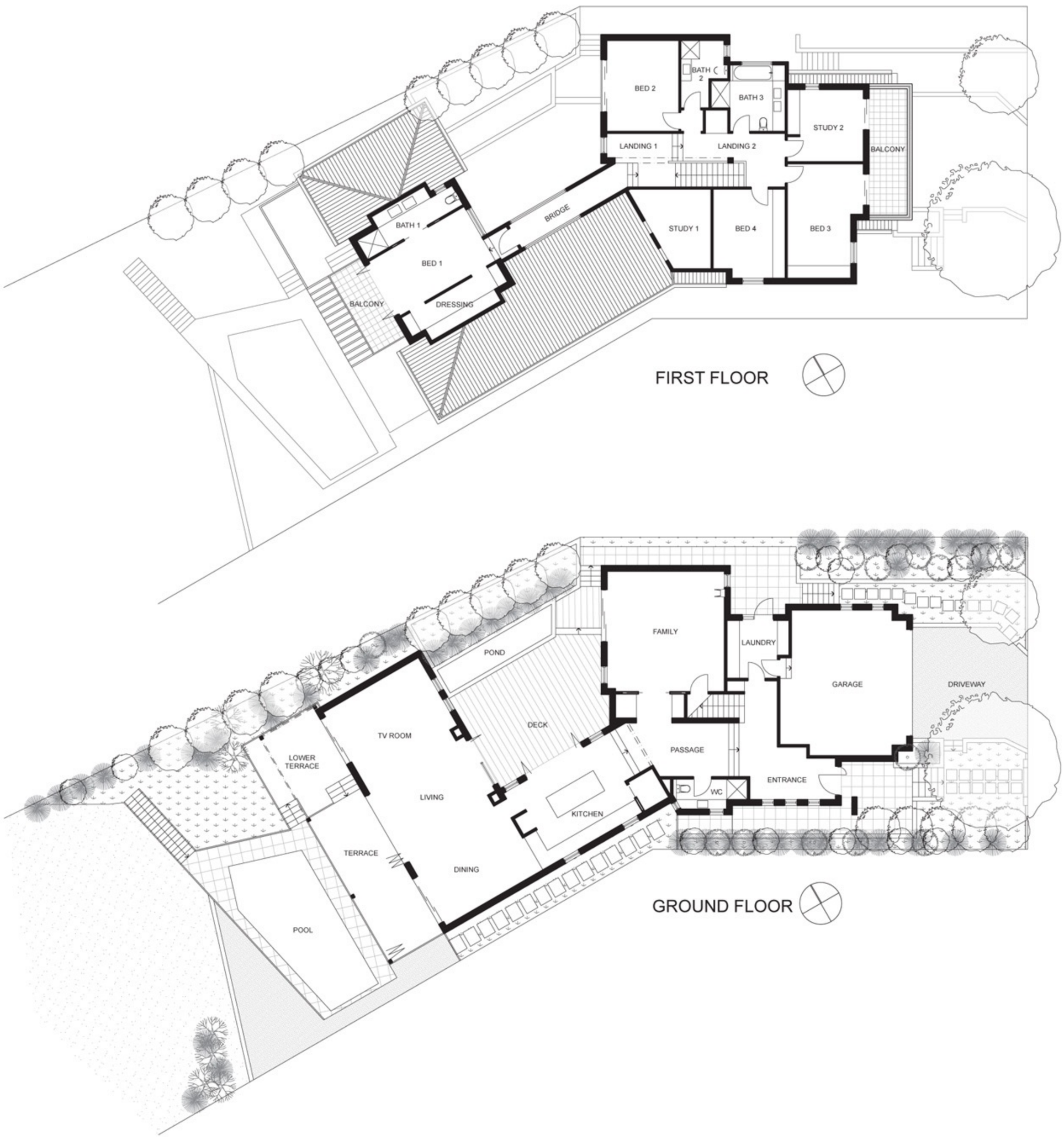
Upon entering the home, the house slowly unfolds, culminating in the living room which provides the most spectacular and complete view across the river. The kitchen is the heart of the space, opening to the courtyard and the al fresco dining space, and connecting to both the children's portion of the home and the adults. Clean, fresh and open, white marble benchtops provide a durable and hardwearing surface with just a subtle hint of decadence.

On the first floor level, a bridge provides the only connection between the children's rooms and the master suite. This element of the design breaks up the bulk of the home, a concession to the neighbouring homes to the south that allows sun to reach the buildings. Roof pitches are low, another concession to the solar access of the neighbours.

A lot of thought has been put into the zoned spaces, allowing the family to grow, and ensuring that the home will be able to adapt when the children grow and begin leaving home. Outside, stepped, level garden terraces down to the river are a safe play space that can be observed from the kitchen. Inside, the children's rooms are large, offering space for sleepover guests and ideal for when the children enter their teenage years. A spare bedroom allows the option for more children. The adult spaces are private, allowing for retreat from the rest of the house, an enjoyable space that is relaxing, intimate and insular.

Photography by: Michael Saggus

A strong connection to the river provides a theme for this beautiful family home that weaves through the flowing collection of informal family spaces.



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KINGFISHER

KINGFISHER

Imposing and handsome, this well articulated design has striking appeal from the street. However, it was the considerable research into design, building material and products undertaken during the planning stage that has resulted in a functional, easy living design that caters to all ages.

The contemporary design and well zoned living spaces of this split level double storey home allow for easy living through all the stages of raising a family to down sizing. Rooms have been designed to provide a series of comfortable private and shared spaces that will transition easily as children age and eventually move out of the home.

The cleverly built integrated indoor/ outdoor living themed open plan family/meals kitchen and alfresco area, make entertaining inviting all year round and is one of the key standout features of the home.

Upstairs, daily living areas are carefully divided. A rumpus area provides a perfect retreat for children and teenagers to relax alone or with friends. A distinct formal living and TV room allows a private retreat for adults or an intimate space for family time. The allotment has been maximized by shaping the design to the slope of the block, with a split-level to the rear optimizing the size of living areas, creating privacy and taking advantage of northern solar orientation.

This home is a functional space suited to a growing family and packed with impressive features that are not only practical but look great. The high gloss polished Spotted Gum floor covering is a hardy material that is easy to clean. The aluminium bi-fold doors that integrate the living and al fresco indoor/outdoor spaces are ideal for entertaining, connecting the two spaces for year-round outdoor entertaining.

Grand and impressive from the street and sitting comfortably on a sloping block, this home is ideal. The carefully considered internal spaces are ideally suited to the transitional life stages of a growing family, and the timeless materials and beautiful design is the perfect backdrop for family life.

Photography by: Ray Hand Photography

DESIGNER // LP Warren Homes are a custom home builder who specialise in sloping blocks, difficult sites, knock down & rebuild sites, townhouse and unit developments and renovations across the broader Melbourne metropolitan area. With over 45 years in building excellence, LP Warren Homes pride themselves on delivering premium building solutions to the discerning home buyer. Boasting a leading reputation in superior quality and workmanship, their professional and experienced team can offer specialist advice for your next building project. Discover LP Warren Homes today.

LP Warren Homes
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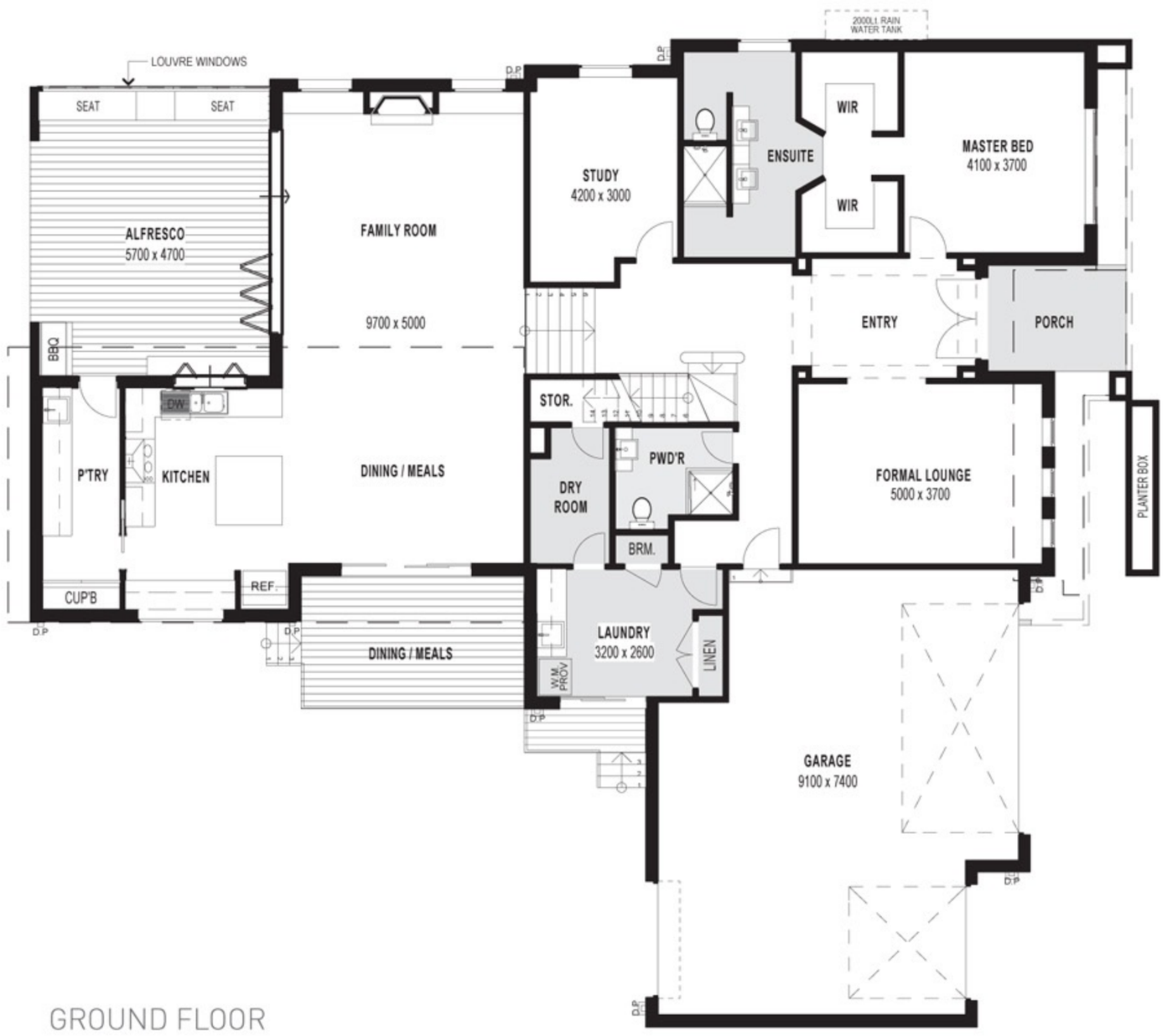
Diamond Creek, Victoria, Australia 3089
T: +61 3 9438 3044
www.lpwarrenhomes.com.au

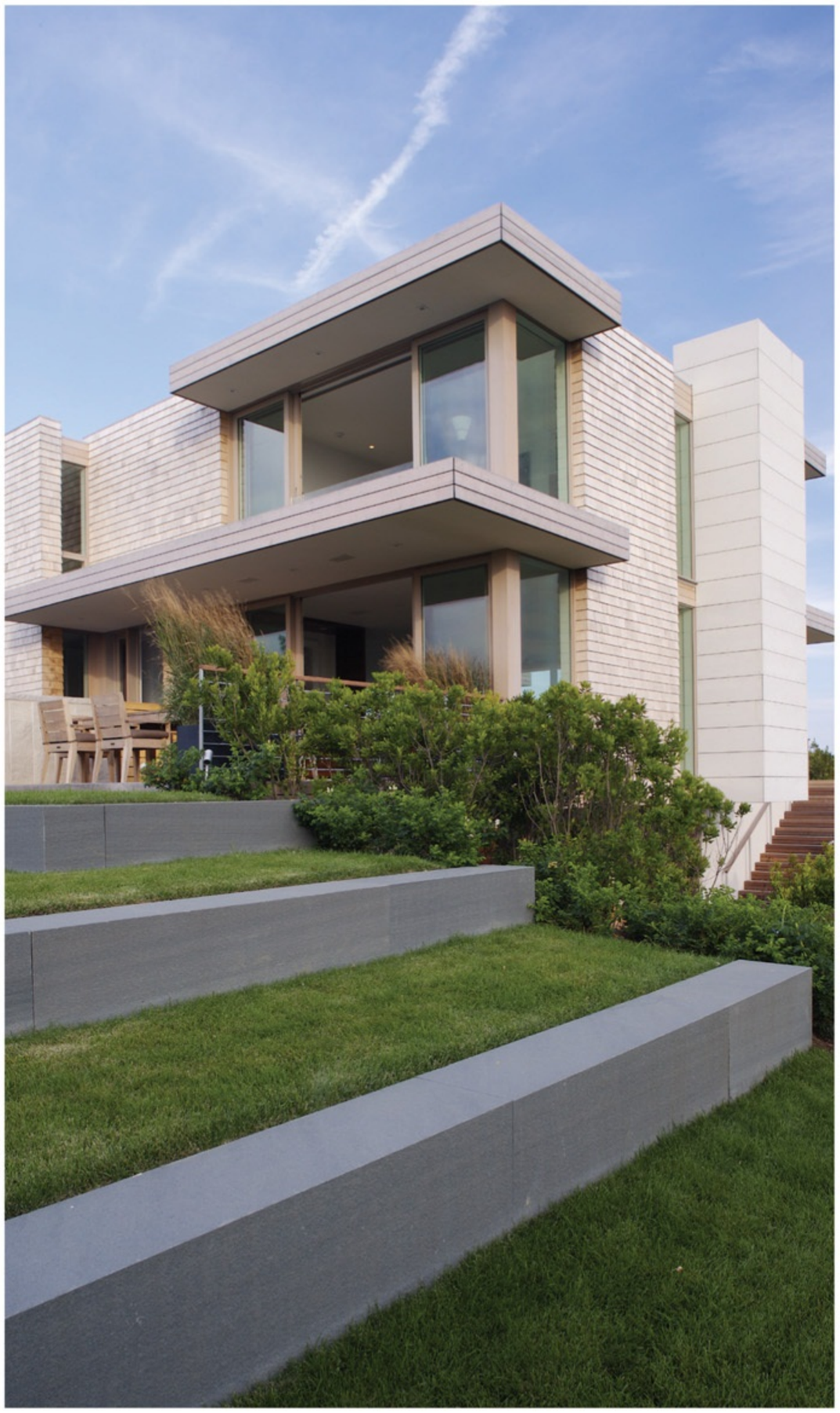
The design of this home speaks of clean linearity and seamless integration and flow of spaces, making for a truly impressive visual impact.

UPPER FLOOR



GROUND FLOOR

DUNE ROAD RESIDENCE



DUNE ROAD RESIDENCE

Located on a classic oceanfront site, this low-key two-storey home offers an idyllic beachside existence for a family. Replacing an existing property, the home now offers three levels: one for the family, another for guests and a final level for living and dining.

The original property located on site, slated for demolition, was built into the dune before the current coastal construction standards required a much higher elevation. The goal in replacing the property was to maintain the existing scale and dynamic of the site and design a home that would reflect the footprint and spirit of the original home.

The resulting home is beautiful and functional. Clad on the outside in Alaskan cedar shingle panels interspersed with glazing, the home makes a bold impression that is subdued enough to sit comfortably in its stunning oceanside location.

Solar control is achieved through the use of overhangs to the southern exposures. Extra thick walls allow for superior insulation and a geothermal system is employed for cooling.

A simple glass and shingle pavilion overlooks a negative edge pool, providing an ideal space for the family to congregate and play. A path from the garage leads through a natural seaside landscape along the pool and up to the house, offering a strong connection to the beautiful natural environment.

Photography by: Francesca Giovanelli, Kay Wettstein von Westersheimb, kaymedia

ARCHITECT // Viola Rouhani, AIA is an architect and partner at Stelle Architects, a Bridgehampton New York based firm specializing in coastal residential projects. Whether international or local, firm projects all look to employ sustainable solutions that fit their environment. Prior to joining the firm in 2004, Viola practiced architecture in New York City and San Francisco.

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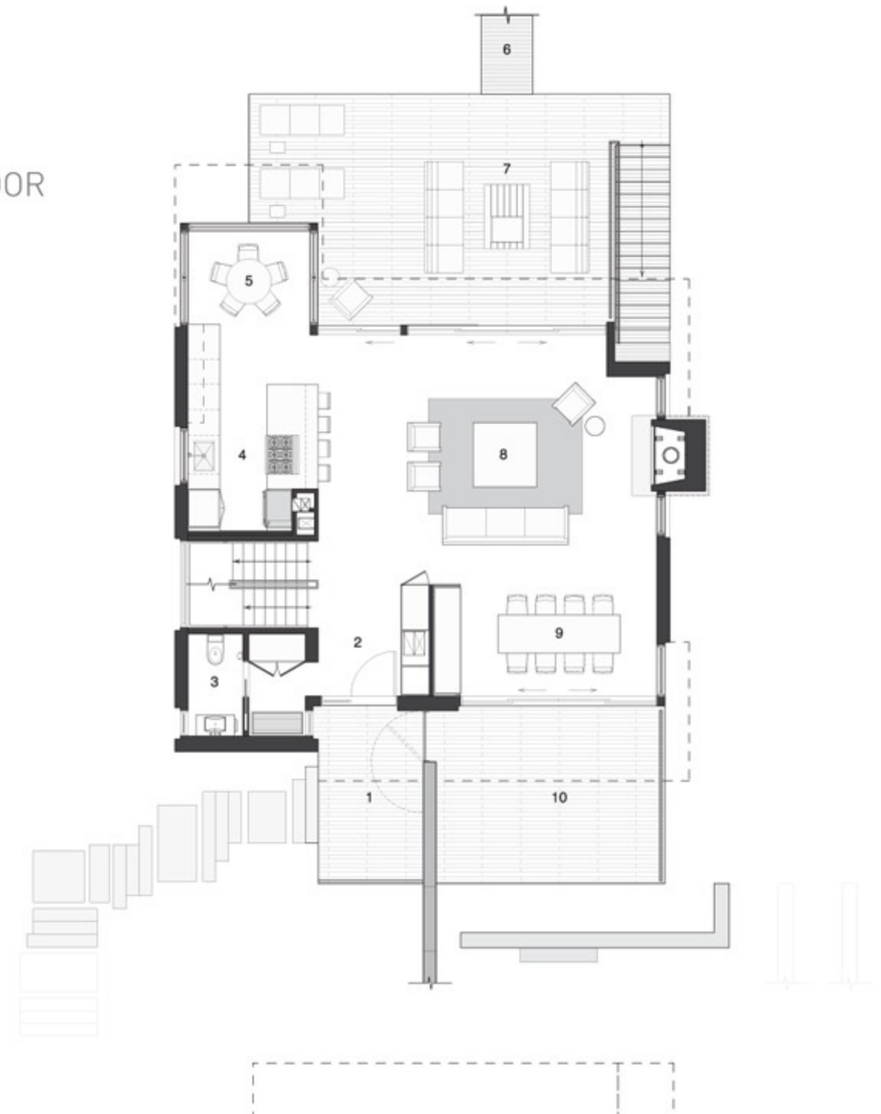
The home makes a bold impression that is subdued enough to sit comfortably in its stunning oceanside location.

SECOND FLOOR

SECOND FLOOR KEY

1 Bathroom
2 Master Bathroom
3 Balcony
4 Master Bedroom
5 Office
6 Master Closet

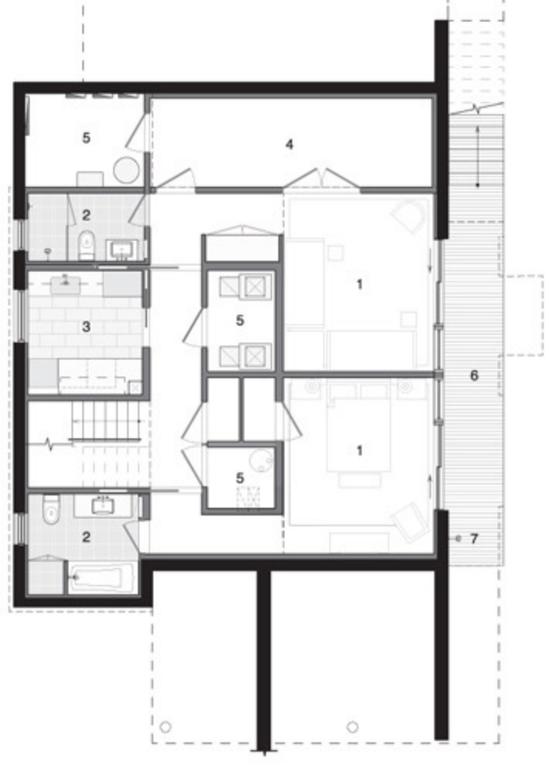
FIRST FLOOR



FIRST FLOOR KEY

1 Entry Deck
2 Entrance
3 Powder Room
4 Kitchen
5 Breakfast Nook
6 Beach Access
7 South Deck
8 Living Room
9 Dining Room
10 North Deck

BASEMENT



BASEMENT KEY

1 Bedroom
2 Bathroom
3 Laundry Room
4 Storage
5 Mechanical Room
6 Deck
7 Outdoor Shower

ELWOOD RESIDENCE

ELWOOD RESIDENCE

This sustainable family home demonstrates that an eco-friendly property has to sacrifice neither aesthetics nor character in achieving a favorable star rating. Pairing striking aesthetic decisions with state of the art energy efficient innovations, this avant garde home is eye catching and environmentally sensitive, refusing to compromise one for the other.

The two-storey home balances a lot of competing requirement, but it does so with effortless flair. Providing a functional, beautiful and slightly eccentric interior space for a family, there is ample room and dedicated space to cater to every interest and need of the occupants of the space.

Central to the design is attention to environmental sensitivity, but at no point does this overwhelm the spatial and aesthetic quality of the space. The exterior is modern and bold. Cyprus Macrocarpa timber cladding highlights the strong curve to the front façade and garage, balanced by the dark grey render at the entrance to the space, a subtle lowlight that grounds the design. Copper cladding to the second level provides a rich red hue that warms the home, lending it an inviting approachability well suited to a family friendly design.

The kitchen, living and dining space occupy a shared area and are connected but discrete, allowing the family to connect or disperse as they desire. This is a lighthearted space that combines traditional contemporary elements like rich timber floors, stone benchtops and a marble splashback with bright feature items like the bright furniture, unusual sculptural lamps and brightly coloured feature walls.

A strong connection to the beautifully landscaped garden is maintained through large double glazed cedar sliding doors that open the living area visually and physically to the space. Located in a high-density area, cleverly placed opaque glazing provides privacy from neighbouring flats.

Upstairs, three bedrooms and two bathrooms are restrained. These are private spaces that offer a calm retreat for individual family members, but splashes of bright colour unite them within the design and are a reminder of the strong aesthetic choices throughout the home.

Open, spacious and colourful, this is a home that engenders happiness, an ideal accompaniment to family life. Boasting a 7 star energy efficiency rating, this is a gorgeous home that represents best practice for domestic housing in a sustainable future.

Photography by: Yvonne Qumi

DESIGNER // Andreas Sederof is the director of Sunpower Design Pty. Ltd. Andreas initially studied Aeronautical Engineering at RMIT and then became interested in passive solar design of buildings and became a registered structural engineer and registered building designer. Sunpower Design has grown to become one of the leading firms in the field of sustainable building design today with over 34 State and National awards for environmental design.

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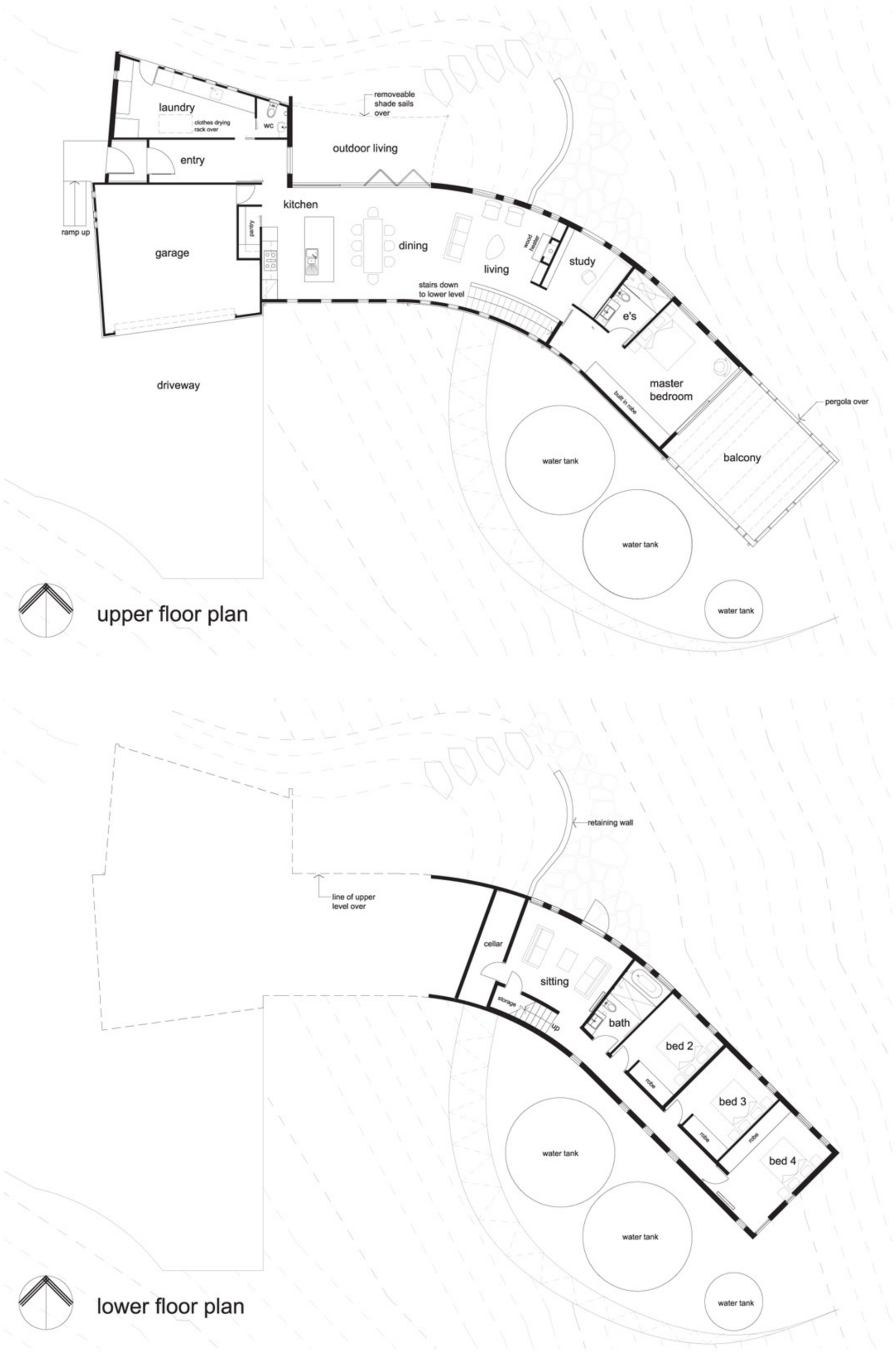
Upstairs, three bedrooms and two bathrooms are restrained. These are private spaces that offer a calm retreat for individual family members.


laundry
clothes drying rack over
wc
entry
removeable shade sails over
outdoor living
kitchen
ramp up
garage
pantry
dining
living
wood heater
study
stairs down to lower level
e's
master bedroom
built in robe
pergola over
balcony
driveway
water tank
water tank
water tank
upper floor plan
retaining wall
line of upper level over
cellar
sitting
storage
up
bath
bed 2
robe
bed 3
robe
robe
bed 4
water tank
water tank
water tank
lower floor plan

PADDINGTON TERRACE

PETER WILLETT ASSOCIATES

PADDINGTON TERRACE

The owners of this Victorian terrace in Paddington were seeking an architectural update, one that would convert the aging, damp and poorly lit building into an open, light-filled and inviting family home. The newly renovated house is an innovative archetype for family living that evolves naturally from a central, integrated living space, balancing private and public spaces in a subtle and attractive modern design.

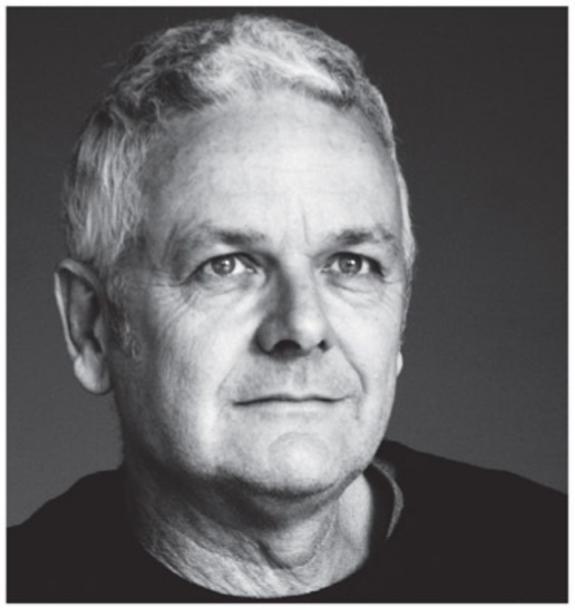
The existing home, though somewhat the worse for wear, had the benefit of a fantastic, larger than average site. Unfortunately, a poorly conceived addition built in the 1980s had intruded upon most of the outdoor space, rendering the backyard pokey and unusable. Given the requirement of a home suitable for a growing family, and the hope of introducing some light and air into the house from a usable outdoor space, the owners contracted PWA.

The new range of areas extend from a communal core. This central space is a room in which everyone can gather, the most public in the house, and where a series of progressively more private zones branch off from. This arrangement both suits the individual family members and provides accommodation for any visiting extended family and a live-in nanny.

The heart of the home is found in the generously proportioned kitchen and family room. A casual environment that is more like a local café than a formal dining room, this large and relaxed space flows naturally onto the new outdoor deck, which is ideally suited for enjoying a barbecue in the summer months as the children play on the terraced area or grass.

This wonderful interaction between public and private places, as well as indoors and outdoors, has refreshed the tired terrace home. Simple contemporary design and balanced, flowing interiors flood the home with light, while well-considered and flexible rooms ensure it is an ideal envelope in which the family can grow and change, updating and re-imagining spaces at their whim.

Photography by: Michael Nicholson



ARCHITECT // Architect Peter Willett established PWA in 1992 after gaining a broad range of architectural experience both in Australia and internationally, working on everything from large scale urban projects to intimate European residential designs. This extensive background was a major contribution to the depth of knowledge he brought to PWA, knowledge that he puts to use in creating exciting homes for people in Sydney and beyond.

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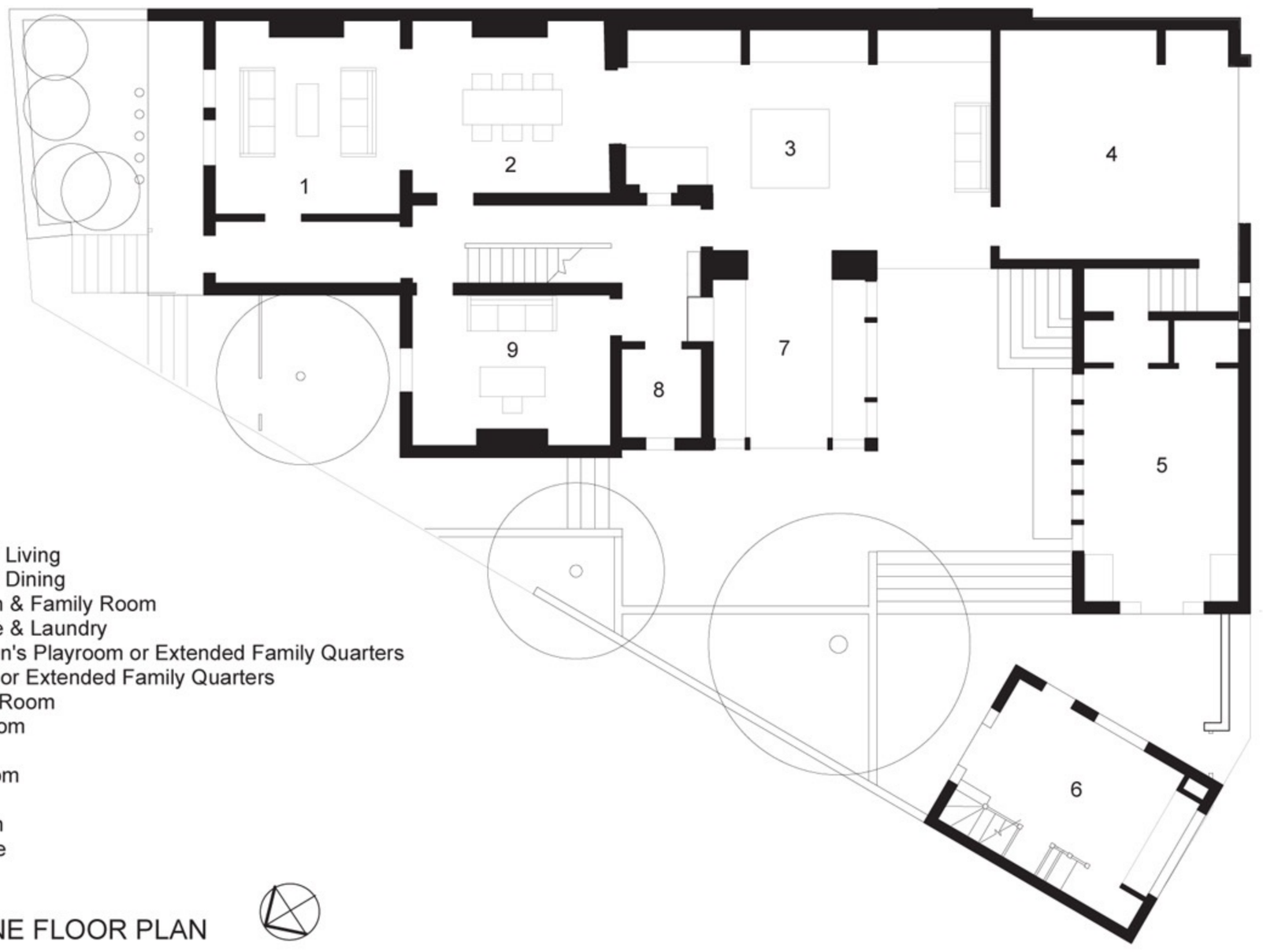
Reinvigorating a tired Victorian terrace on a large block, the well allocated spaces of this design ensure that it is ideally suited to the growing and changing needs of its family.

LEVEL TWO FLOOR PLAN



1 Formal Living
2 Formal Dining
3 Kitchen & Family Room
4 Garage & Laundry
5 Children's Playroom or Extended Family Quarters
6 Nanny or Extended Family Quarters
7 Sitting Room
8 Bathroom
9 Study
10 Bedroom
11 Deck
12 Garden
13 Terrace

LEVEL ONE FLOOR PLAN

WONGA PARK

WONGA PARK

The grand foyer of this regal home is the first hint of the casual luxury that pervades the house. Blending traditional European architecture with a hint of the colonial Australian aesthetic expressed in natural materials, the home sits comfortably amongst the trees in this lush valley.

Inside, the house is opulently proportioned. High ceilings and large, impressive windows in warm timber frames provide light and enhance the sense of magnificence gently insinuated throughout the space. Split across two storeys, the house offers four generous bedrooms, amenity spaces, and both casual and formal communal spaces.

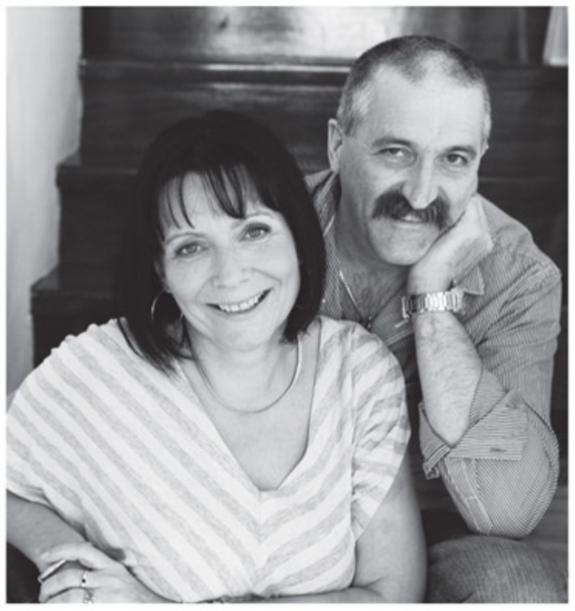
On the ground floor, the open plan kitchen, meals and family area overlooks the pool, reflecting glittering light into the house and creating a strong link to the exterior. Transitioning between the pool area and the house feels natural, and from there, another strong link is created to the entertainment area.

Separate from the main house, but connected through the outdoor entertaining area, this open, light filled room sits behind the three car garage and is concealed from the approach by a consistent roofline. Large bi-fold doors open up to the outdoor space, creating a large outdoor room that offers ample cover from the hot afternoon sun and a place to sit and contemplate the gorgeous pool.

Due consideration was given to the balance of life at home and competing commitments. The home office has a separate entry to the rest of the house, ensuring an isolated room in which to study or work, distinguishing these pursuits from the more relaxed aspects of family life.

A balanced array of formal and informal living areas and private and communal spaces ensure that whether the family is hoping for a quiet night in or to host a large party, there's a dedicated or appropriate space. Naturally benefitting from the beauty of the Australian bushland that surrounds the house, this valley mansion is excitingly decadent.

Photography provided by: Lateral Building Design



DESIGNER // John and Donna Harding-Smith commenced Lateral Building Design in July 2002. Lateral Building Design provides building design and associated services for both town planning and building permit applications, completing approximately 200 projects per year of varying sizes.

The team at Lateral Building Design prides themselves on building a great rapport with local councils and consultants, enabling them to offer their client a complete and comprehensive service.

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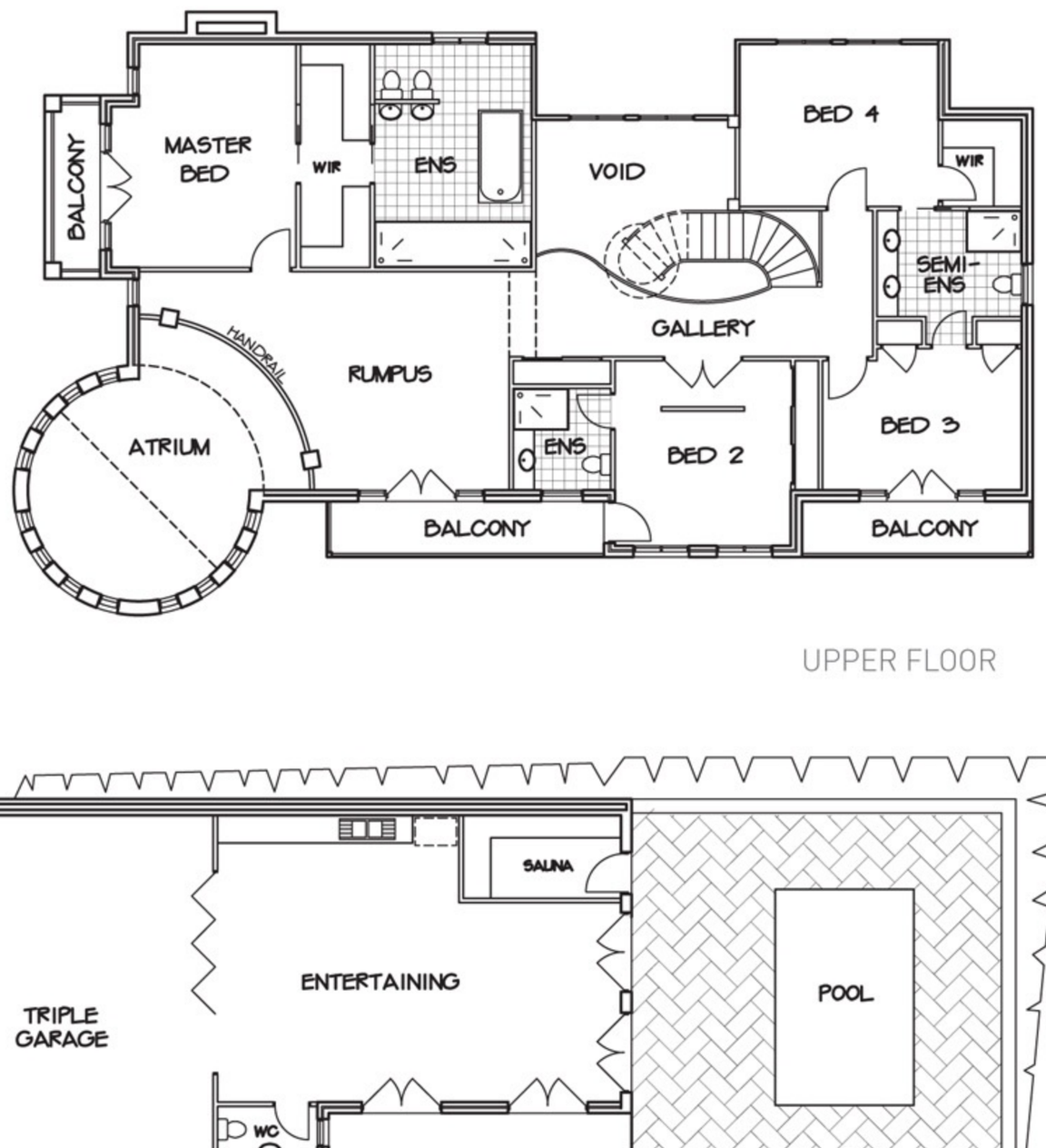
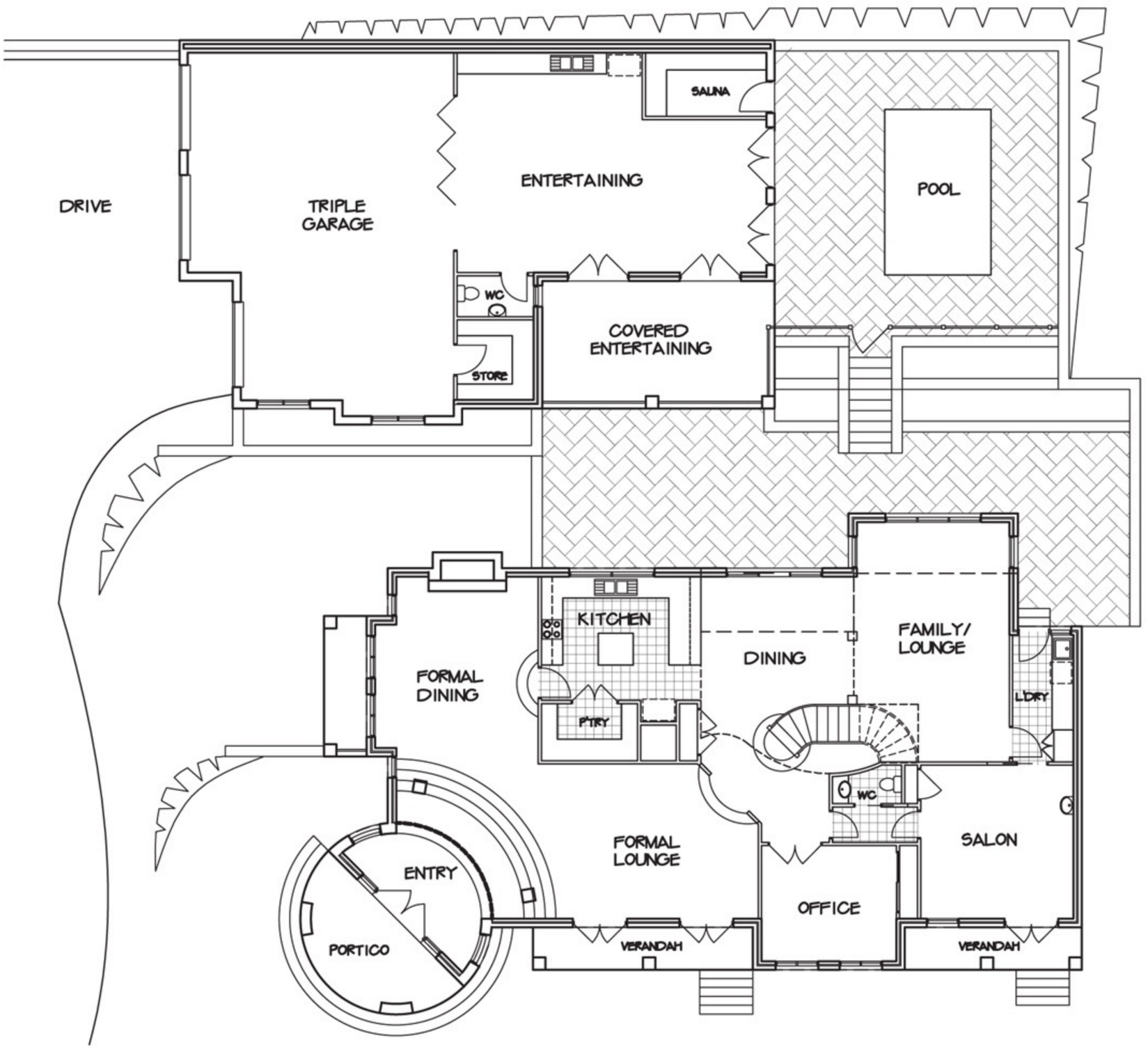
Verandahs, balconies, and windows on every exposed wall of the house frame encompassing views of the valley.



UPPER FLOOR



GROUND FLOOR

BEACON HILL HOUSE

BEACON HILL HOUSE

Designed to reflect the daily lives of a family of four, this expansive contemporary renovation is a modern update for a 1960s property.

Offering more natural light and providing a connection to the outdoor living and existing pool space, the new design offers a more spacious home with bigger living areas and an open plan kitchen and dining space. This more logical interior space is flowing and open and provides a range of private and communal spaces ideal for the family.

Private spaces are an important element of this family home design. A separate master suite on the second floor capitalizes on district Manly views, providing a private parental retreat, and on the first floor a room for their teenage son gives him a space of his own.

Communal spaces though are equally important. The living area on the first floor is open and expansive, encouraging social family interactions. A big media room offers a space for the two kids to spend time with each other and friends. The more open home connects spaces logically, making interacting easy throughout the new space.

As the family ages and the kids move out of the house, the owners have the option of moving down one level to one of the bedrooms on the first floor, or to retain their private second floor space as they desire. The house can easily adapt to changing needs, as bedrooms on the first floor can be converted into toy rooms, play rooms or children's bed rooms.

Working closely with the client throughout the interactive design process, and despite many changes and continual variations to the plan, Jo Gillies. Architect have provided an amazing family home that has made the clients extremely happy.

Photography by: Nathan Hendry Photography

ARCHITECTS // Jo Gillies, the principal architect at Jo Gillies. Architect, together with architect Luciana Bittencourt, boast over 25 years of experience in designing residential and commercial projects that provide a vibrant, joyful experience for both the architect and the client. Jo Gillies. Architect is a company passionate about intuitive, universally aligned principles, dedicated to improving design.

Sharpe Building Solutions is a building company specialising in all aspects of building management and construction.

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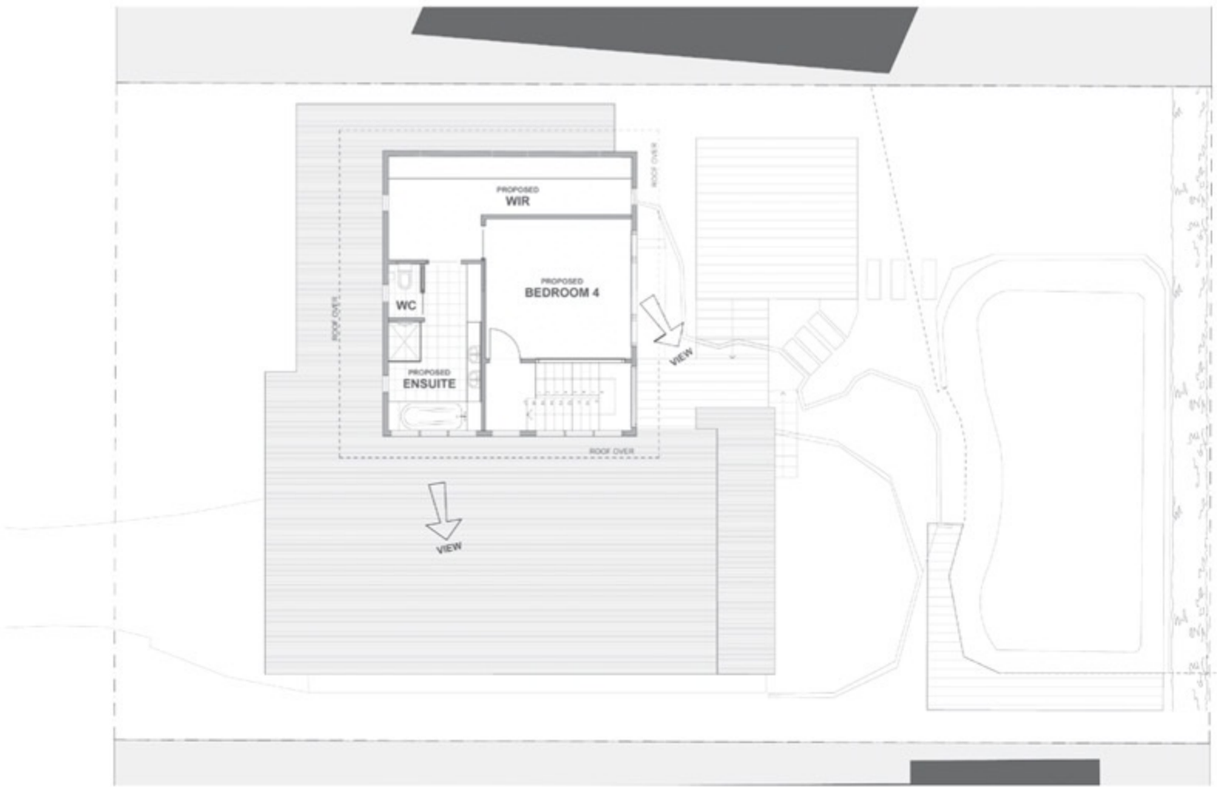
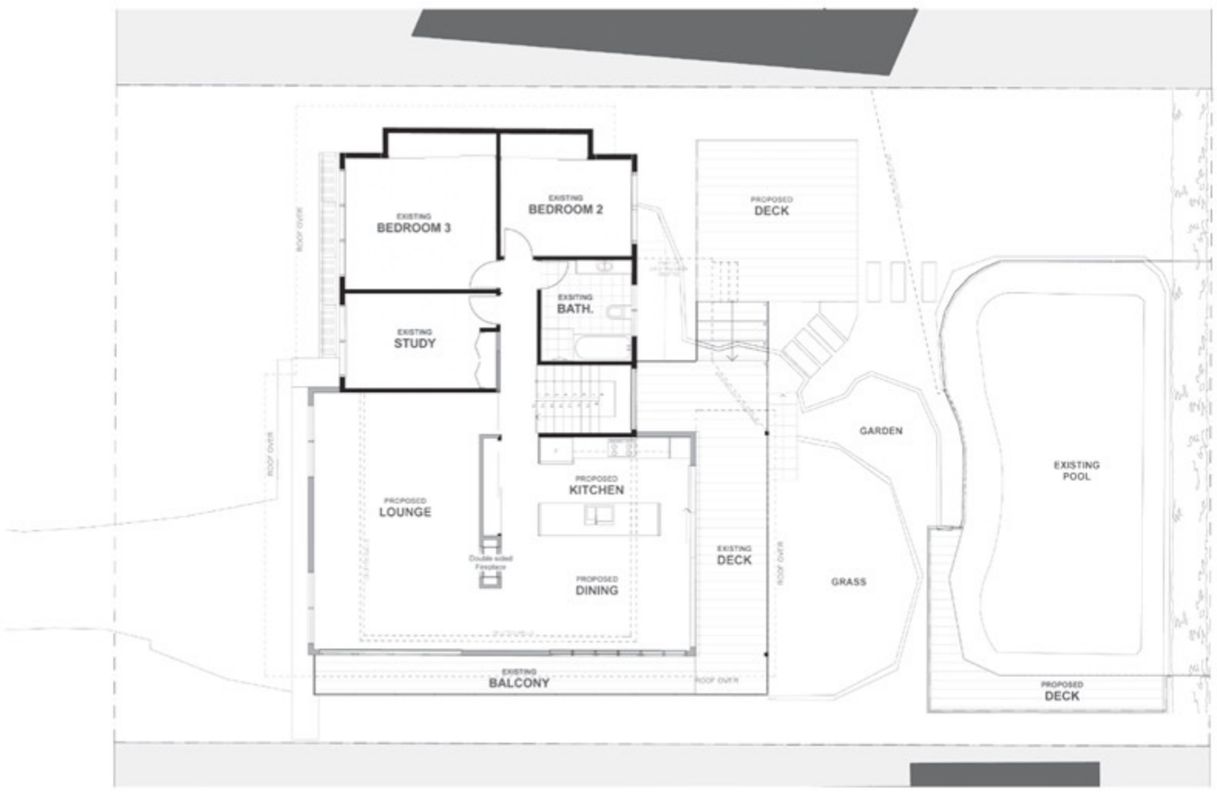
Designed to reflect the daily lives of a family of four, this expansive contemporary renovation is a modern update for a 1960s property.



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR

C-HOUSE

ROBERT MASCHKE ARCHITECTS

C-HOUSE

This beautiful modern construction, the C-House, is one of three urban villas that make up King's Hill, a unique residential development located in Cleveland, Ohio. Despite the urban location, the site is an idyllic, park-like setting, with the house responding to both contexts, resulting in a beautifully articulated family home perfectly suited to the site.

The site's proximity to a busy vehicular thoroughfare and its views of downtown Cleveland connect the house strongly to both the urban and the industrial. This link is reflected in the bold lines and crisp colour palette of both the exterior and interior of the home. Subdued greys and whites sit naturally against the distant city skyline and contrast with the natural landscape.

Extensive glazing and a unique, 'stacked' program provide access to the dramatic landscape and skyline from every space, framing uninterrupted views of Lake Erie. This sectional strategy produces a cantilever that creates formal intrigue and provides shelter for the outdoor space below. Full height glass walls are arranged opportunistically, framing the outdoors and bridging the connection between inside and outside. This composition has a tremendous impact on the perception of the whole and suggests a varied outward disposition to its surroundings.

The interior space is light filled and inviting, with an open interconnectedness that flows between spaces. The kitchen serves as a functional and aesthetic centre to the design, offering both casual and formal dining spaces, a practical food preparation area and a comfortable environment in which the family can gather.

The monolithic form and white materiality imbue the architecture with a sense of 'otherworldliness', distinguishing it from the landscaped environment. The shape appears to emerge as if carved from the cube of the home. The mass and structure of the house is substantial, and sits as an unexpected and iconic presence for commuters between downtown Cleveland and the Western Suburbs.

Photography by: Eric Hanson, Hanson Photographic

ARCHITECT // Robert Maschke, AIA, established Robert Maschke Architects Inc. in 1997, and since that time has been responsible for the design of a wide range of artistic, commercial and residential projects throughout the world. Over time, Robert has cultivated an architectural sensibility that is simultaneously timeless, articulated and meticulous. He has continuously engaged the disciplines of design from a variety of positions throughout his career, and has served as a lecturer and design critic. Robert believes that, as a designer, it is critical to understand current issues impacting the industry in order to remain a part of the discussion that shapes architectural culture. As a member of the American Institute of Architects, Robert has been the recipient of many honours and awards.

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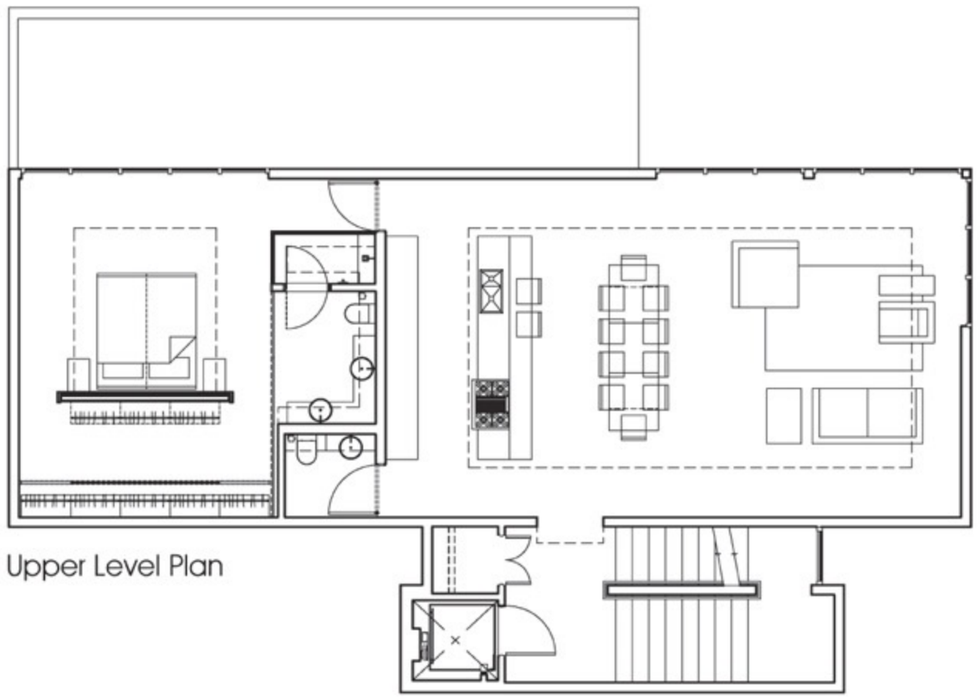
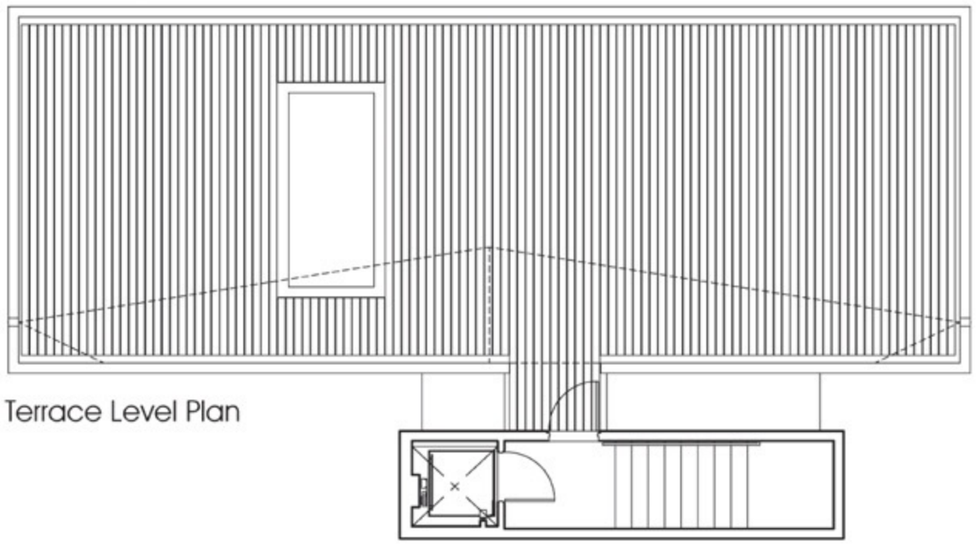


Upper Level Plan



Terrace Level Plan

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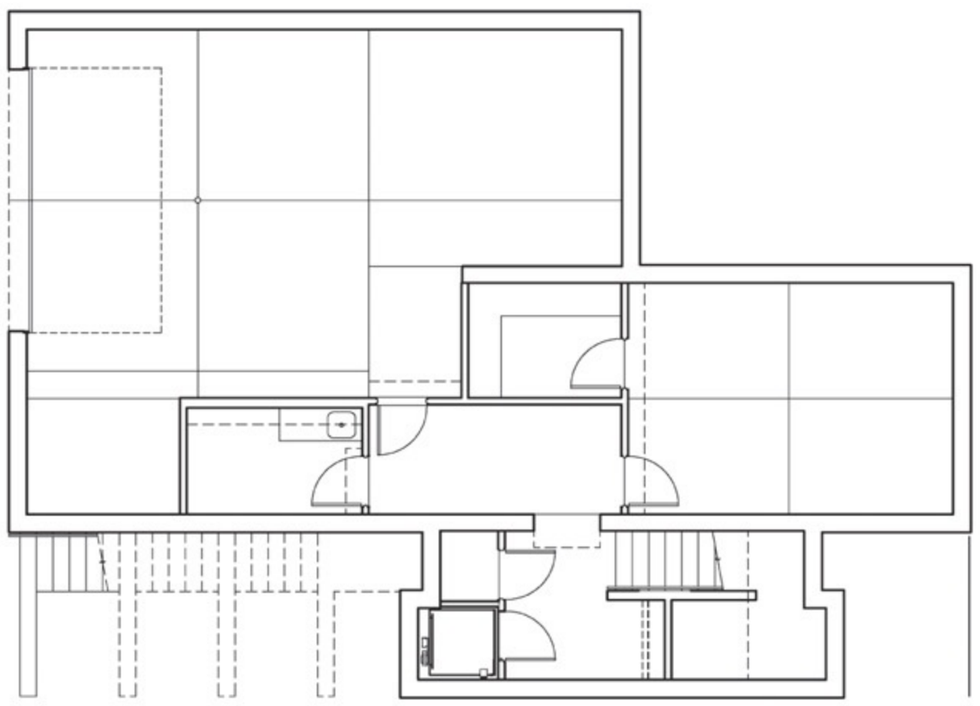
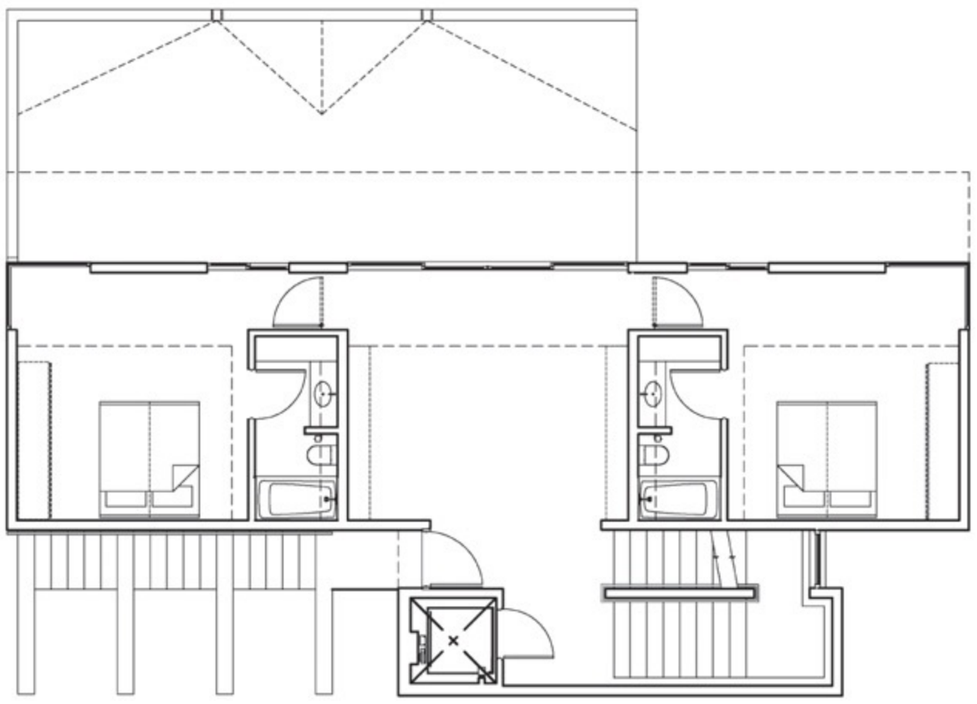
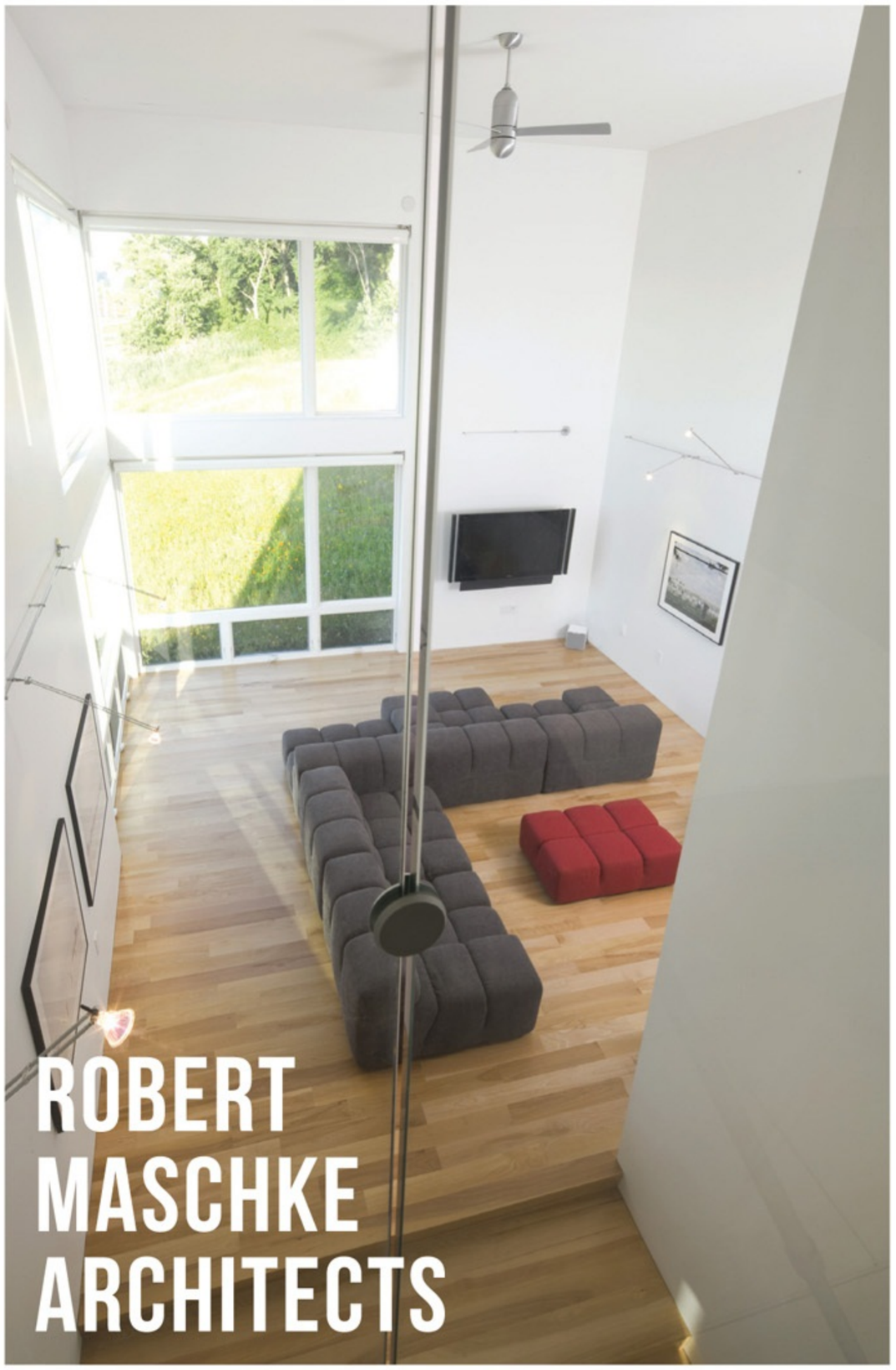


Lower Level Plan



Entry Level Plan

MINTZ RESIDENCE



MINTZ RESIDENCE

As part of a series of urban villas comprising the unique residential development on King's Hill in Cleveland, Ohio, the Mintz Residence has been designed to accommodate a couple, with ample space in which to grow as their family does.

Despite being situated within the urban context of the Detroit Shoreway neighbourhood, this 'virgin' site is an idyllic enclave within a park-like setting. With uninterrupted views of Lake Erie and downtown, in addition to the home's proximity to a main road, the site is clearly linked to its urban context.

Designed for a couple, the building program called for spaces to work within (such as a studio space for the photographer in the pair), living areas and more relaxed zones in which to 'play'. The floor plan distributes these environments over four levels due to the limited site area, as well as a desire to fully capture the unique and stunning views offered by the site. The vertical arrangement gives the architecture a sense of the urban aesthetic, in contrast to the residential scale.

A series of minimal and discrete volumes that stack and shift in plan and section articulate the home, generating the unusual and attractive exterior. More than simply a compositional device, these formal manipulations take advantage of the unique characteristics and constraints of the site, with the multiple shapes suggesting a subtle integration into the dramatically sloping hillside. As the volumes stack and overlap, the resulting spaces form a series of terraces and cantilevers that shelter the exterior area.

The intersections between interior volumes create dramatic, double-height and mezzanine spaces, blurring the boundaries between communal and private domestic zones. The exterior envelope fenestration makes its presence known inside, creating a distinctive series of views, panoramas and vistas that frame the exterior as a dynamic element of the interior space.

Photography by: Eric Hanson, Hanson Photographic

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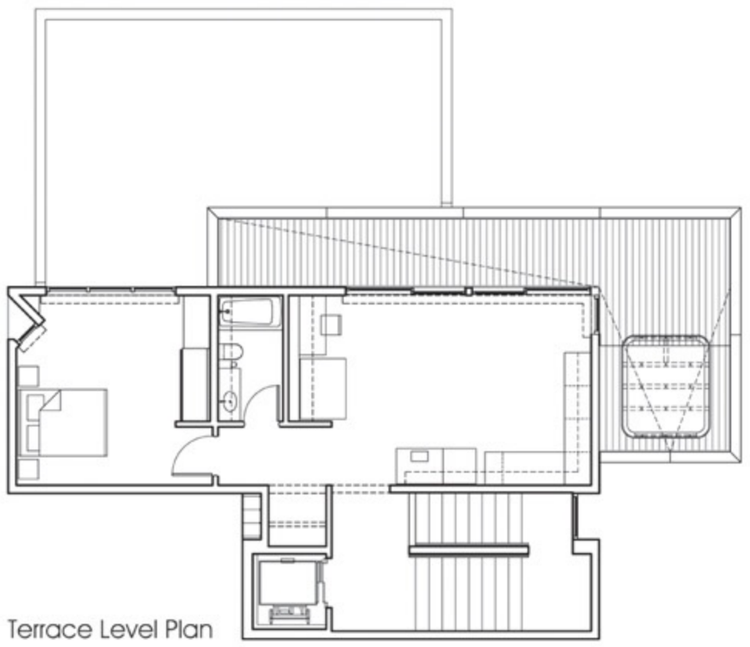
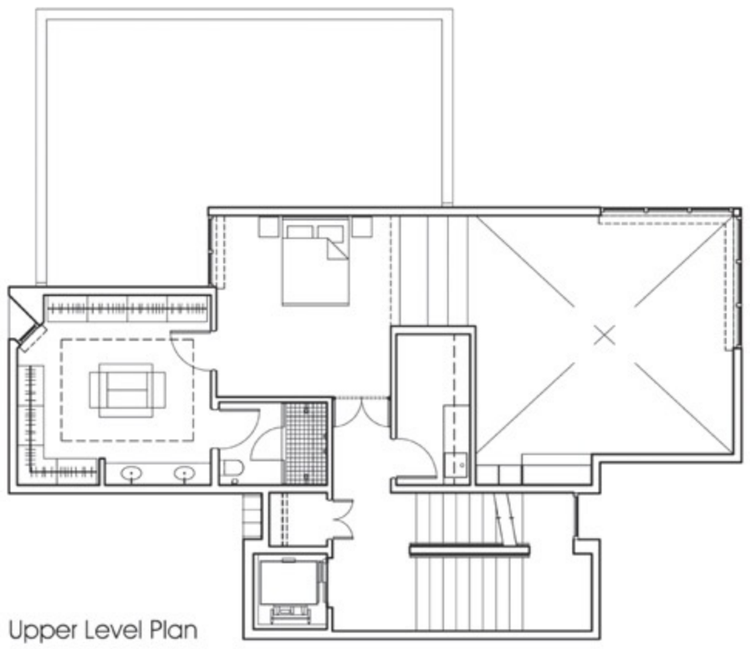
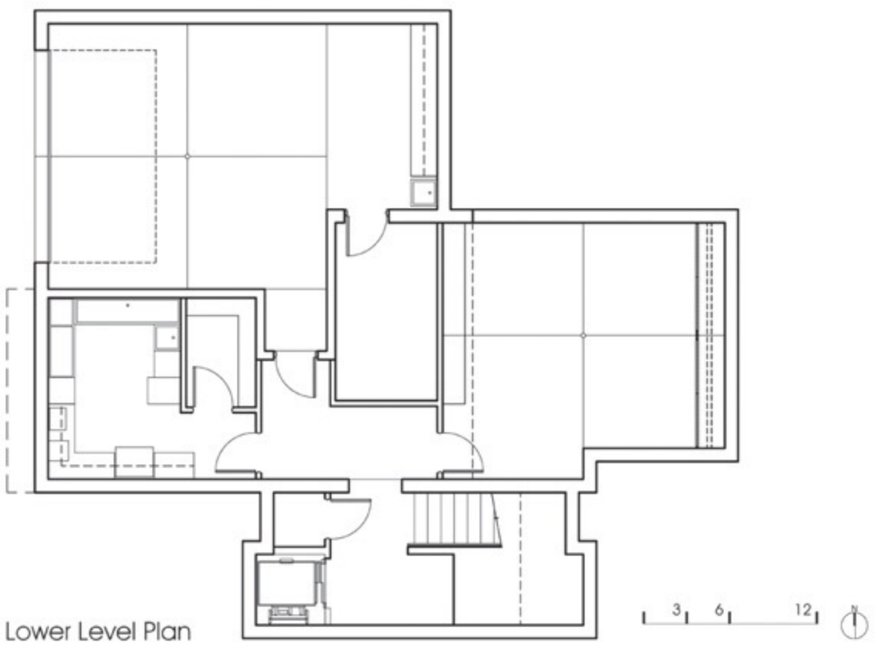


Terrace Level Plan



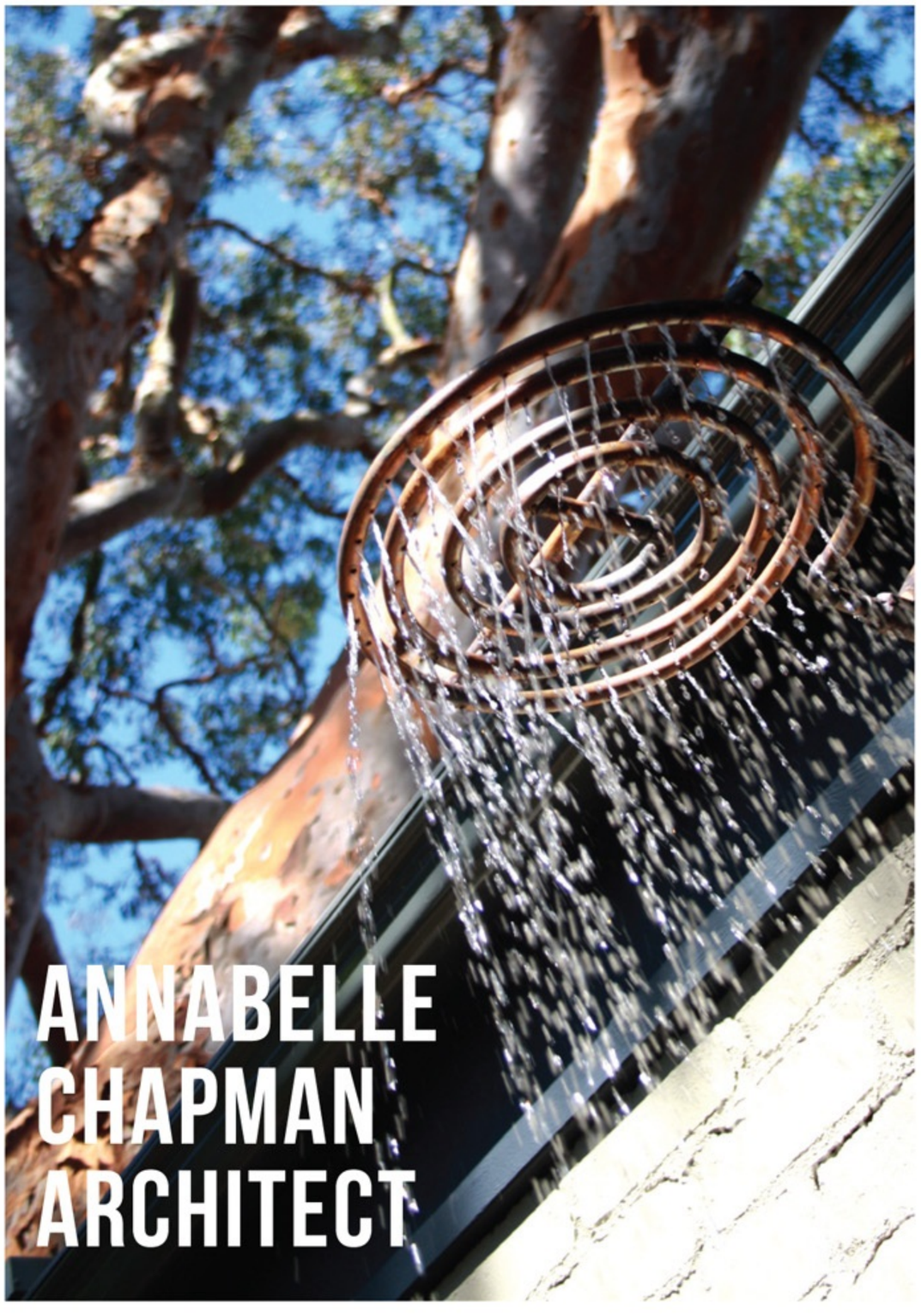
Upper Level Plan

Entry Level Plan



Lower Level Plan

BILGOLA-2



BILGOLA-2

Alterations and additions to this house have created a range of separate, yet connected living spaces that accommodate every occupant of the home. A strong link between outdoor and indoor spaces, in addition to an eclectic, diverse aesthetic, has resulted in a unique and comfortable family space.

The building was originally a four bedroom split-level Habitat project built in the 1970s; an architecturally designed residence, with good consideration to light, contemporary design practices and good planning. The clients were keen to maintain the 70s design features and to incorporate the style into the renovated space, resulting in a new aesthetic that is funky, charming and individual.

Materials throughout the home were chosen to match the existing space, such as the clinker brick to the exterior walls and vertically expressed, horizontal weatherboards around the windows. Timber framed doors and windows have an elegance to them, while glass louvered windows were used to create new openings and optimise air flow through the home.

Interconnected living spaces have created a continuity within the house that extends from the kitchen courtyard all the way through to the split-level spaces, the living room and the terrace opening. The distinct rooms within this area are visually connected to each other and the outdoors, providing a pleasant and relaxed living environment.

Privacy and separation are facilitated by well-spaced bedrooms and a series of private retreats. The five bedrooms, each individually decorated and featuring a unique aspect, are split between three levels. The parents' retreat and private roof terrace offer environments to escape from the pressures of life.

Having reconsidered the internal spaces to create a strong connection with the beautiful views and take advantage of the outdoor spaces, this renovation is truly wonderful, providing a comfortable home for a close-knit family that will adapt to the changing and competing demands of their lifestyle.

Photography by: Tim Mooney Photography

ARCHITECT // Annabelle Chapman graduated with a Bachelor of Architecture from UNSW in 1980 and a Bachelor of Fine Arts (Interior Design) from New York School of Interior Design in 1983. During that time in the 1980s, she worked between New York and Sydney for both interior designers and residential architects.

From 1987 to 1990, Annabelle worked as a design tutor at the Sydney College of the Arts, as well as the Queensland University of Technology. Her design practice, Annabelle Chapman Architect Pty Ltd, was established in 2000 and offers residential architecture services in Sydney, Australia.

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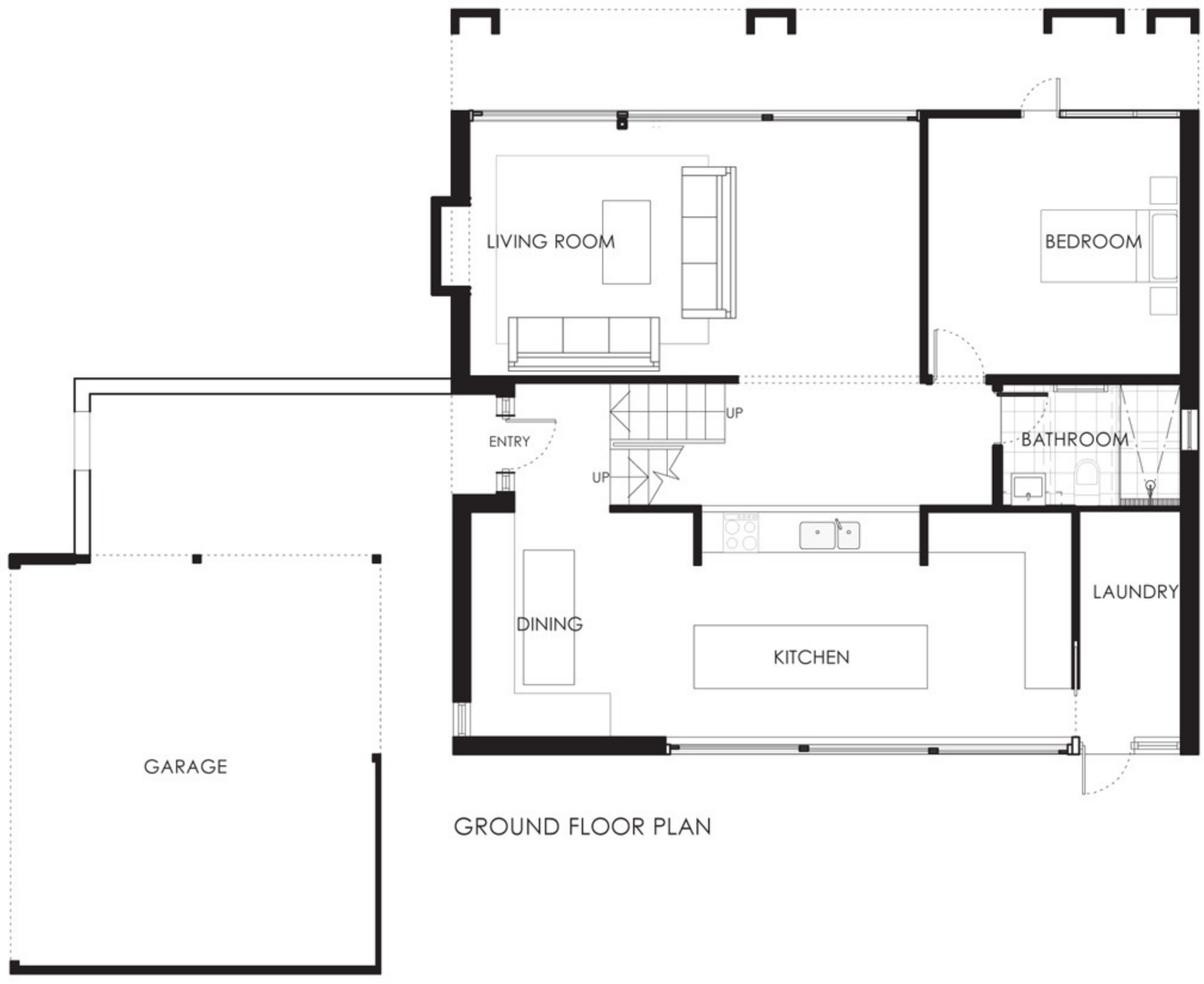
Materials throughout the home were chosen to match the existing space, such as the clinker brick to the exterior walls and vertically expressed, horizontal weatherboards

FIRST FLOOR PLAN



GROUND FLOOR PLAN

MOSMAN

MOSMAN

The update to this federation-era cottage in Sydney, Australia had to balance the practical addition of new family spaces with the various requirements of the local government conservation area in which it resides. Maintaining the existing roofline and matching the style of the surrounding homes, the renovated design has a classical appearance that recognises and respects the proportions of the original house, while offering new, comfortable and functional spaces for a larger family.

While the exterior of the renovated cottage acknowledges the heritage of the area, the interior is much more contemporary, featuring a neutral colour palette and subtle, elegant decoration that spans the neatly articulated and zoned home, thus allowing modern functionality while maintaining the dignity of the original style.

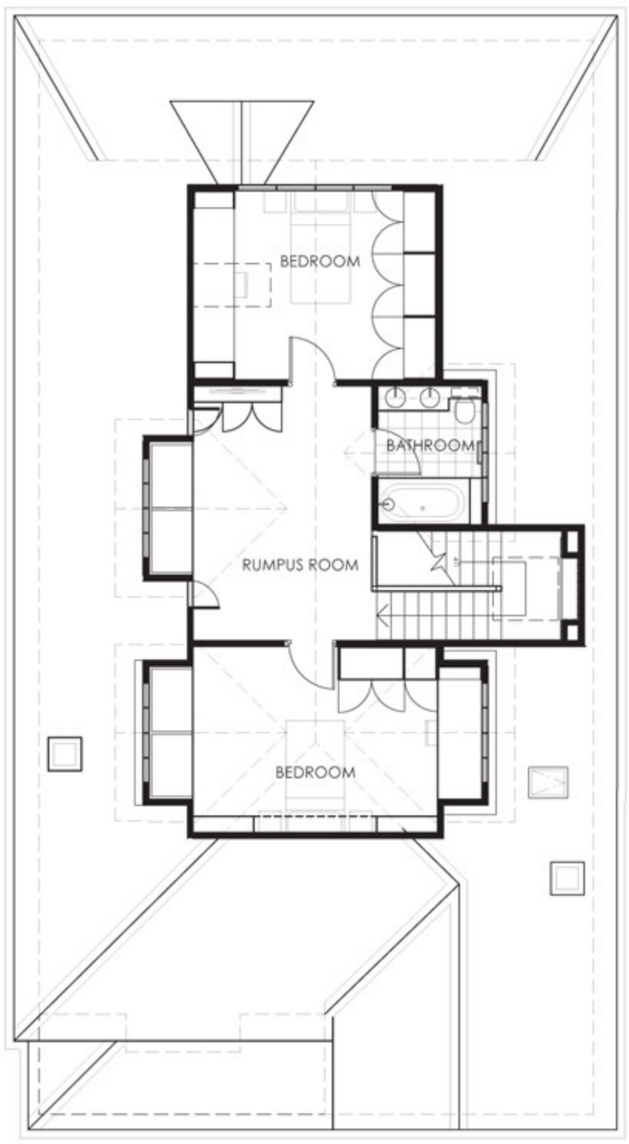
The newly defined interior space offers separate zones for the children and parents, an important consideration in a family with three young boys. A new staircase to the upper floor provides access to what was once an expansive, but under utilised general living area. Two new bedrooms, a bathroom and a rumpus room now occupy the space, providing a comfortable zone for the kids.

The rumpus room on the first floor forms a shared space between the two upstairs bedrooms. Relaxed and informal, it allows the kids to make a mess, make noise and play without intruding on the parents' space. Conversely, a sitting room with a gas fireplace is found downstairs - a child-free zone, thus offering both parties a retreat to escape to.

The existing bedrooms, bathrooms and utility areas on the ground floor have been updated to create more comfortable and liveable spaces. The master suite, in particular, has been extended to include a new dressing room and an updated en suite; little luxuries that increase the cosiness of the home.

The updated kitchen is beautiful to behold. Stone, timber and white cabinetry against light olive walls are classic and soothing. Modern, top-of-the-line appliances increase the functionality of the space, while traditional handles, fittings and fixtures give it a more conventional aspect. An enlarged island bench enables the family of five to sit together in the kitchen for casual meals, making it the symbolic heart of the home.

Photography by: Simon Wood Photography



UPPER FLOOR

GROUND FLOOR

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CONTEMPORARY WHITE

CONTEMPORARY WHITE

In 'Contemporary White', Urbane Projects have designed and constructed a truly integrated residence, in which the outside and inside of the home are as one. This is a home that captures an abundance of natural light and is magnificently crafted with a lavish array of natural materials. Urbane Projects' Steve Gliosca is both the designer and builder of this project, a rare luxury in today's construction industry that has ensured this residence's coherence and success from conception to implementation.

Thematically embodying the clean, cool elegance of thoroughly modern design, every element of this family home speaks of effortless luxury. Careful zoning, an array of generously proportioned spaces and distinctly separate communal and personal rooms ensure continuing comfort for the residents.

An abundance of natural light floods the home. Solar orientation accommodates natural breezes and reduces glare, while extensive glazing provides a minimal barrier between indoor and outdoor spaces and allows a natural transition between the two.

The impressive street presence of this three-storey home ensures that it stands out from the crowd. The unmatched attention to detail and the unique use of materials give it a contemporary, yet timeless appearance. Profile metal roofing with custom gutters are a sleek, elegant finish to the handsome exterior silhouette.

Extensive glazing highlights and emblazons the predominately white walls. The two-storey wall of glass found at the centre of the home is all at once attractive, modern and artistic, complementing the unique cubic design of the home. The visual access to the pool that this glazing provides from the main entertaining spaces is an alluring feature, with the tones of the interior and pool contrasting with the handsome Melbourne bluestone outside.

Given the need to accommodate three young boys, creating a separate space for each child was important. As such, the boys' bedrooms are spacious and practical, ideal areas for them to grow in and well-catered to their changing needs. A separate activity room located nearby also allows for the boys to entertain their friends independently of their parents. In addition, a large lawn area, found to the rear of the home and separated from the pool and al fresco dining area, provides ample space for the boys to kick a football around.

Providing basement level parking for up to six cars, a wine cellar, expansive bedrooms and bespoke spaces for every conceivable family activity, this is an enviable home. Stark and modern, the home captures an abundance of natural light and is magnificently crafted with a lavish palette of natural materials.

Photography by: Silvertone Photography

DESIGNER // After graduating from Curtin University of Technology, Urbane Projects' Managing Director and designer, Steve Gliosca, went on to have successful roles across executive levels in both the domestic and commercial sectors of the building industry, going on later to found Urbane Projects in 2003.

Steve offers every client the benefits of his vast expertise in quality and innovative designs, home construction and cost controls, all with his high level of personal professionalism.

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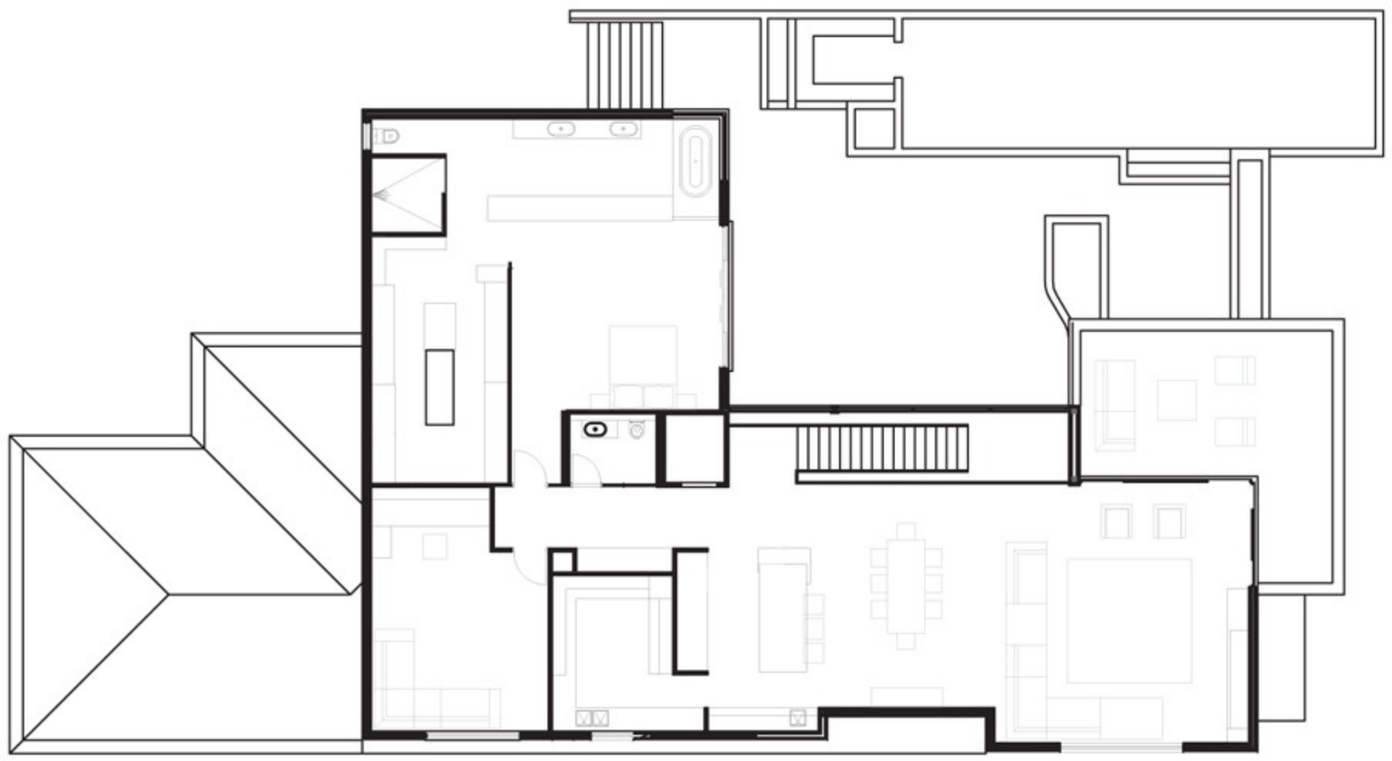
www.urbane.net.au

The luxury of functionality and the subtle beauty of detail puts this design in a class of its own amongst modern family homes.



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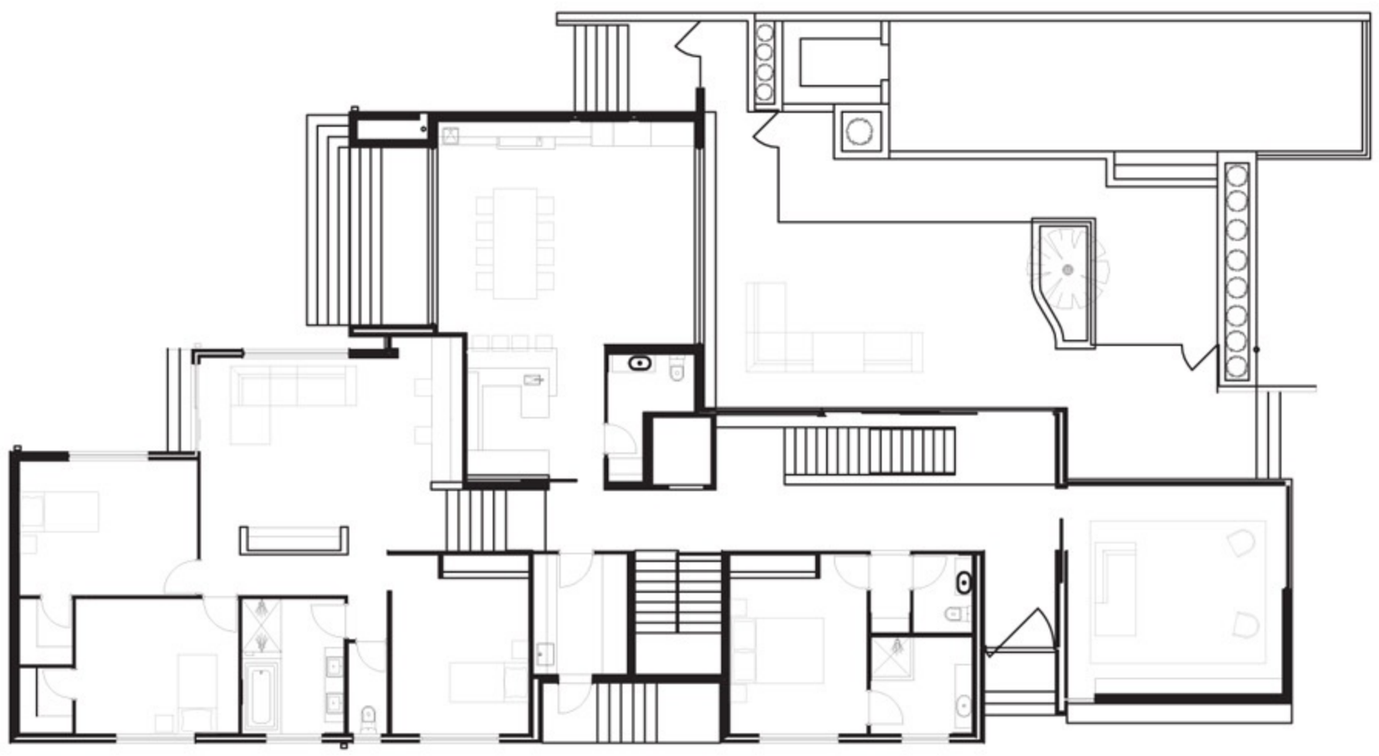
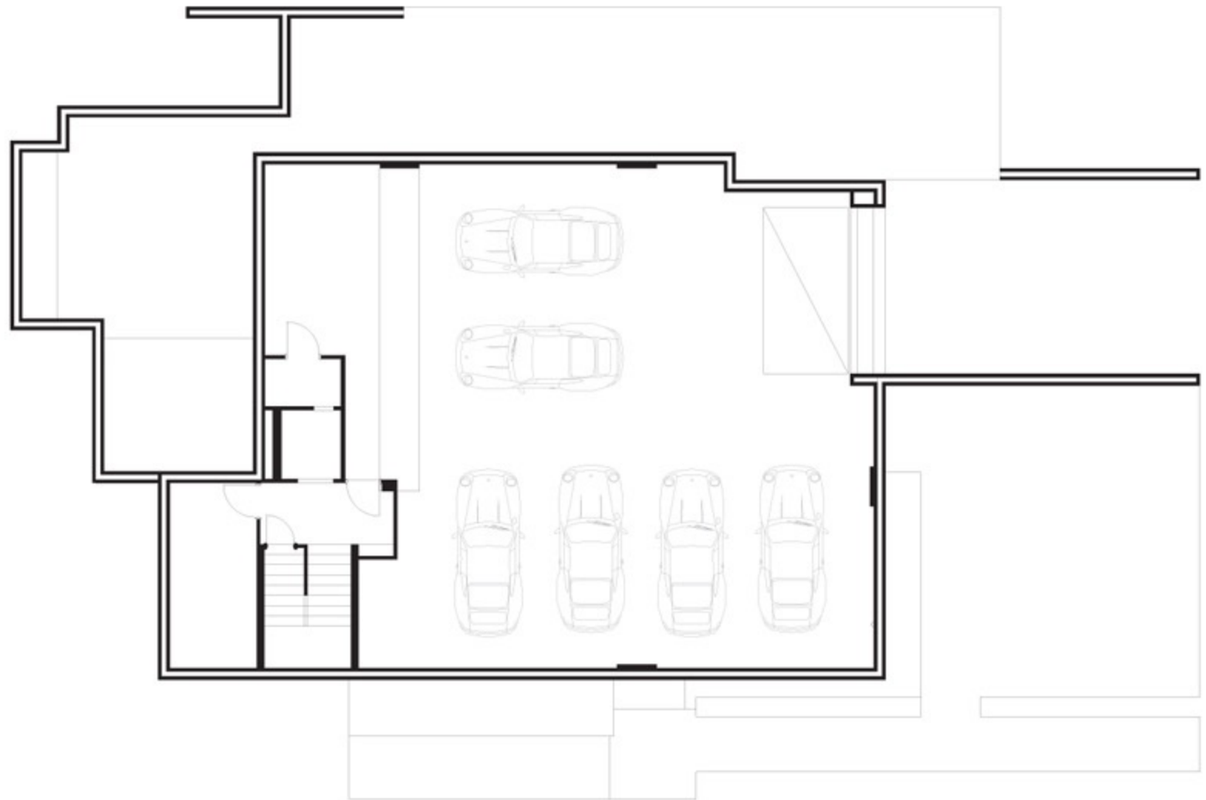
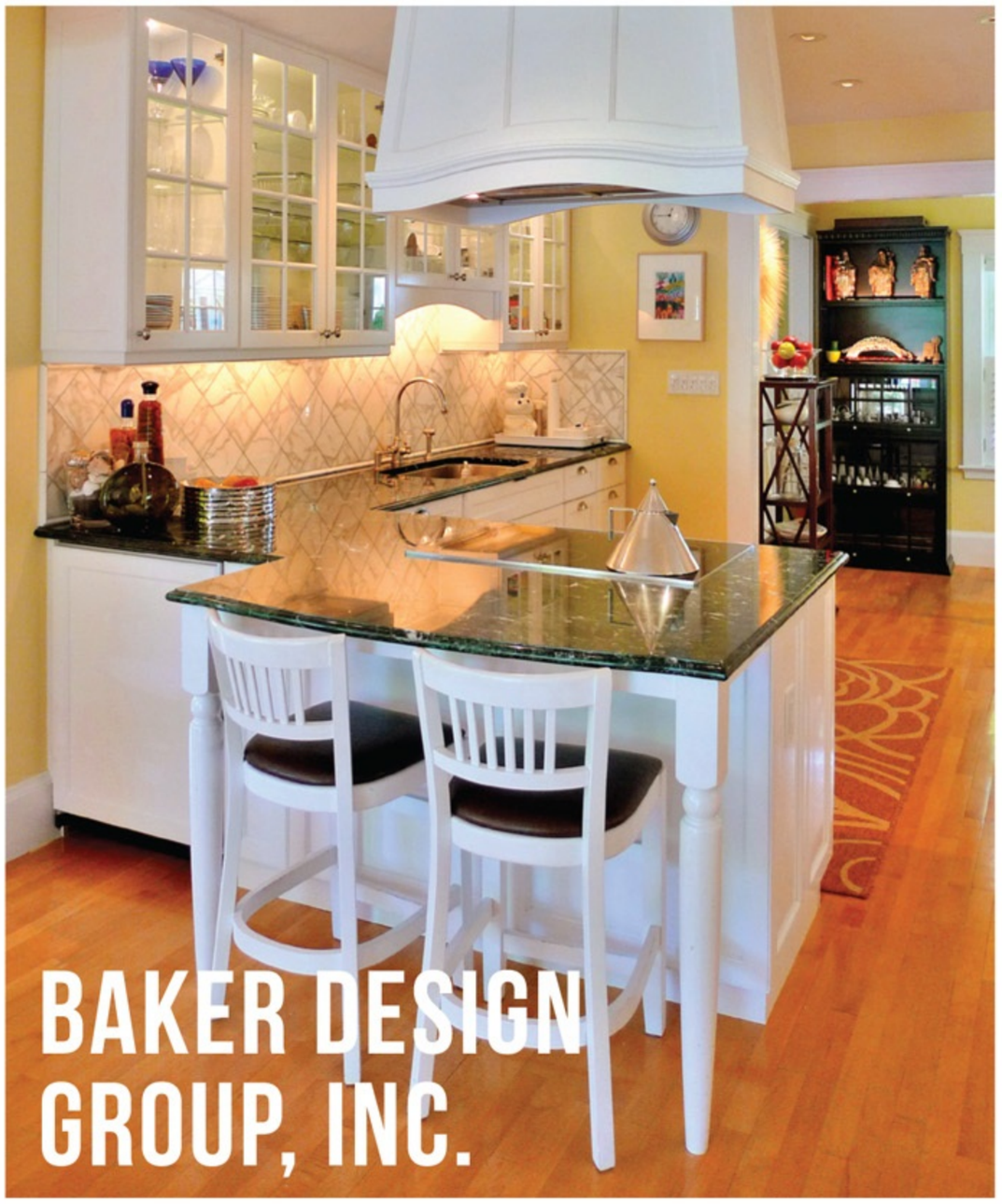


GROUND FLOOR



UNDERCROFT

PERMANENT HOLIDAY HOME



PERMANENT HOLIDAY HOME

This is a home that always feels like a desirable vacation destination, embracing the luxury and solitude of a holiday house alongside the comforts of a permanent residence. Blending a Colonial Farmhouse with a New England Shingle aesthetic, the elegance and tradition of the execution is incomparable.

Originally built in the 1940s as a small colonial farmhouse on a corner block, the location allowed for an expansion of the residence that wouldn't disrupt the scale of the homes along the main street. The new development takes advantage of the southern exposure and the long, narrow site. As a result, every arrival point of this gorgeous property feels like a luxurious rural retreat.

The home is designed for an international businessman and his family, with the design arising from the acknowledgement that while many homeowners may have a primary residence and a vacation home, this would not be ideal for his family, who travel often. After several typical business trips, spending a weekend away from home seemed less than desirable. Thus, creating a home in the style of a hotel or holiday property seemed like an ideal solution.

The resulting façade is simple, sophisticated and charming, evoking a large but nonetheless cozy 'Bed and Breakfast' aesthetic amongst a lush, elegantly landscaped garden. The interior is no less stylish, with a range of luxurious finishes in large, open rooms setting the tone of the house. Durable and easily maintained materials, including Maple hardwood floors and stone tiles, are framed by quietly painted walls and trim. This ensures the spaces are not too precious, but rather are relaxed and comfortable.

The bedrooms are not overly large, since the majority of the home is dedicated to entertaining and separate social and study venues. On any given weekend, the family may play host to as many as 24 guests, so ample space was needed. As such, a clever allocation of space was used to ensure the house never feels too 'big'.

The 'permanent vacation home' design approach also resulted in a number of special features. The Parking Pavilion is designed as a multi-use space; during the summer months cars can be parked elsewhere so as to close the pavilion off and create an outdoor dining room for large parties. The cupola acts as the chandelier, while the up-lights of the pavilion illuminate the exposed structure above.

This delightful design manages to pair the open, inviting and undemanding elegance of a luxury hotel with all the comfort and familiarity of a family home. Undeniable charm and the suggestion of togetherness that pervades every function within is the true success of this unique home design.

Exterior Photography by: Edward Jacoby. Interior Photography by: Baker Design Group, Inc.

ARCHITECT // Stephen Baker founded Baker Design Group, Inc. as a design firm to practice in the fields of Architecture, Interior Design, Industrial Design, Exhibit Design and Planning. His work ranges from furniture design to large-scale buildings, with projects located in 12 countries.

"The design of private residences is a personal passion and pleasure. Homes are the centerpiece of our lives, and set the stage for many of life's greatest moments. It's an honour and privilege to be entrusted with creating special places for people who appreciate the role and value that design and innovation can play in their lives."

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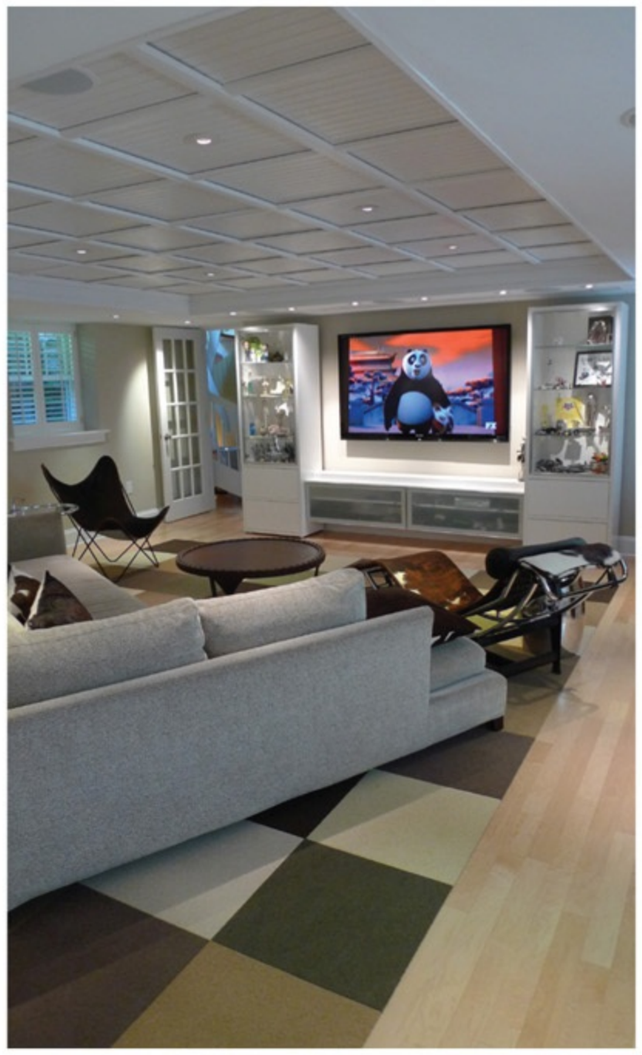
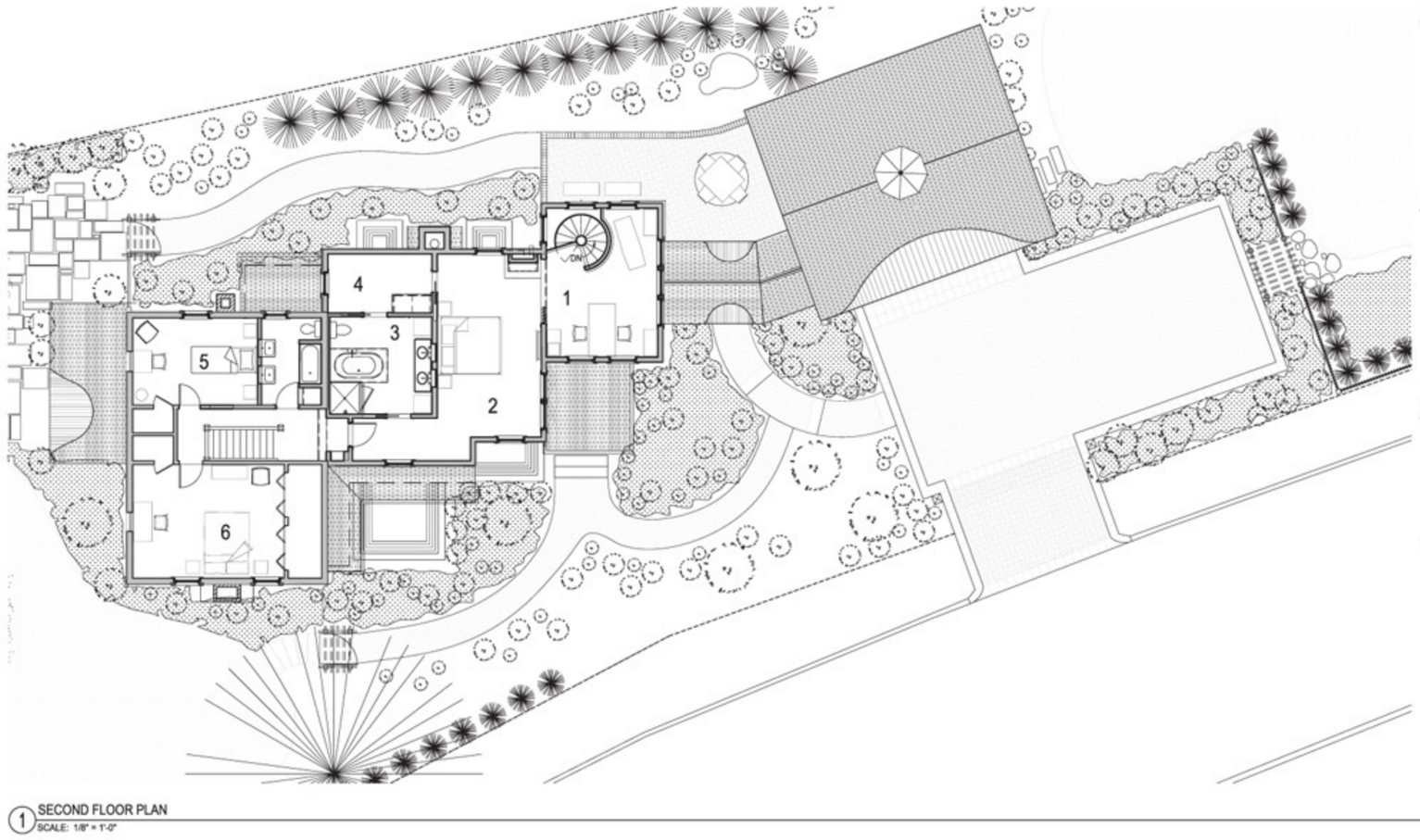


The backyard serves as an outdoor theatre where friends and family can spread their blankets on the lawn to watch movies on the pull-down screen, which is suspended from the pavilion.



SECOND FLOOR:

1) OFFICE
2) MASTER BEDROOM
3) MASTER BATH
4) MASTER CLOSET
5) BEDROOM
6) BEDROOM

FIRST FLOOR:

7) PARKING PAVILION
8) BREEZEWAY
9) LIVING ROOM
10) FORMAL DINING
11) LIBRARY
12) KITCHEN
13) OFFICE

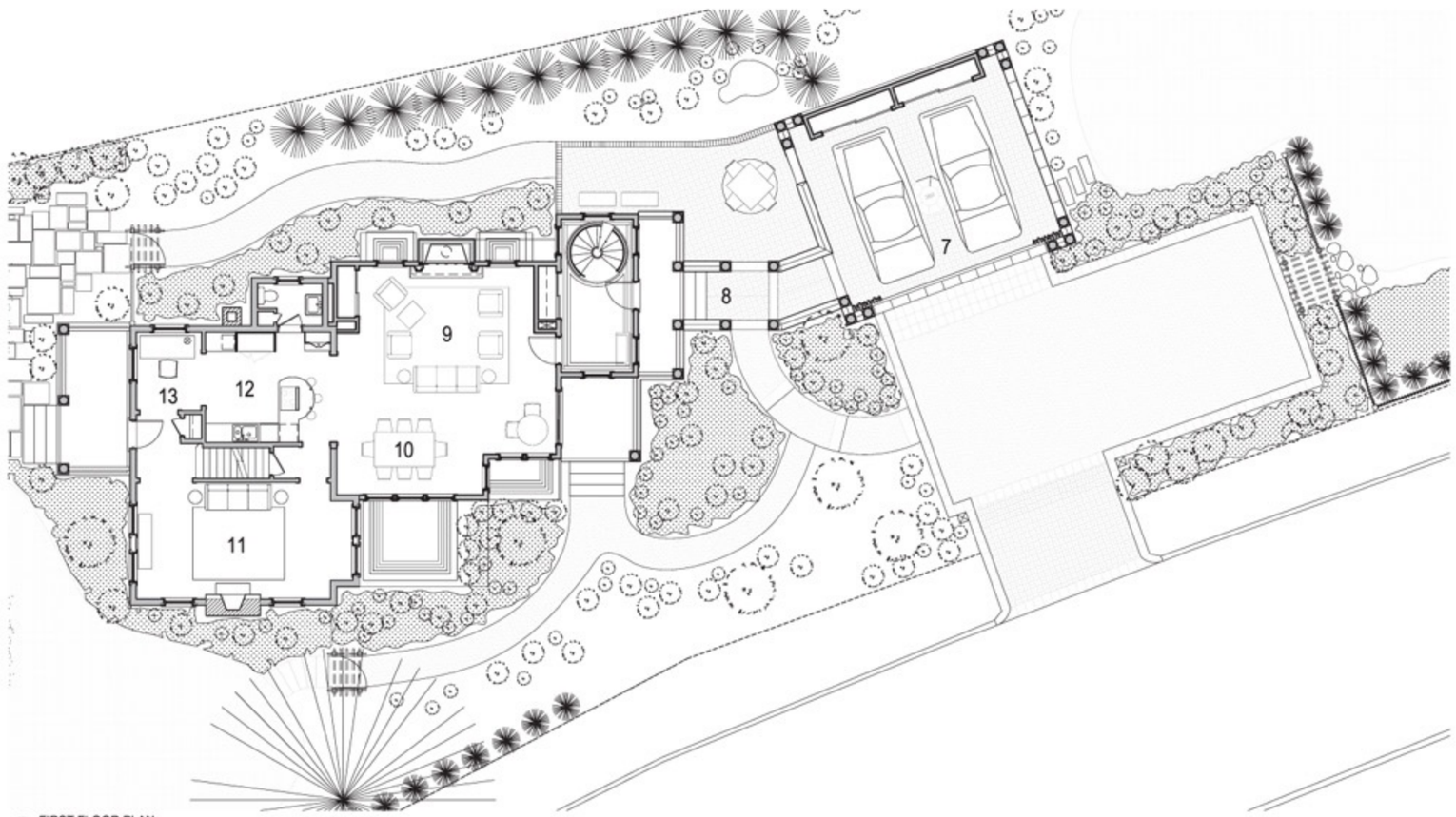
GARDEN LEVEL:

14) MEDIA ROOM
15) WORKOUT ROOM
16) STEAM ROOM

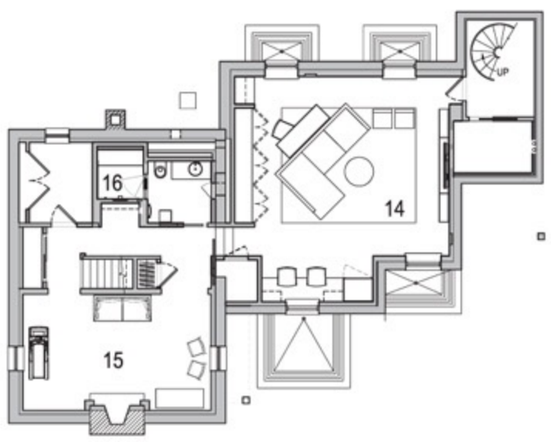
ALTERNATE OUTDOOR DINING:

17) OUTDOOR DINING
18) ALTERNATE PARKING

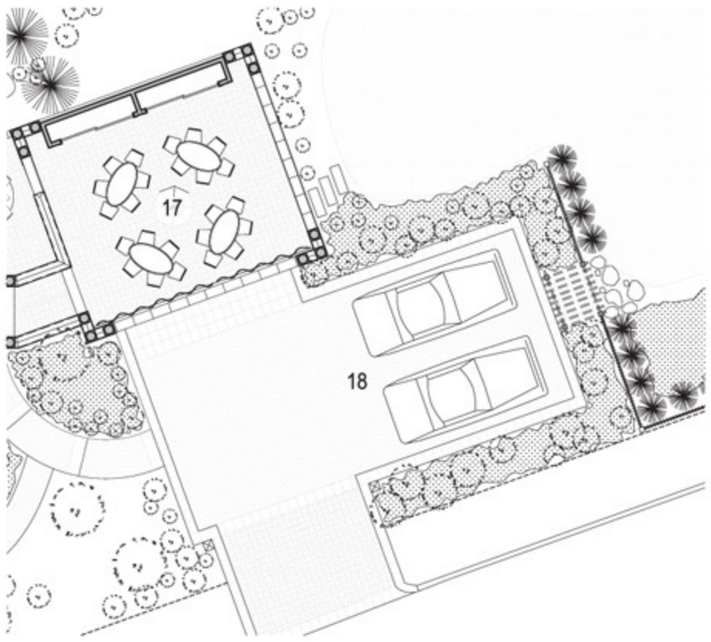
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 GARDEN LEVEL
SCALE: 1/8" = 1'-0"



4 ALTERNATE DINING PAVILION
SCALE: 1/8" = 1'-0"

ELWOOD HOUSE

ELWOOD HOUSE

Designed by Jost Architects and built by the owner of the home, this beautifully articulated, contemporary envelope unfolds into a functional and handsome family space. Employing simple construction techniques and bold but inviting modern design, the house is distinctive and exciting without compromising the comfort of the occupants.

Externally, the house is clearly separated into two upper and lower elements. The base is a solid masonry form that grounds the design, giving the impression that it is carved from a solid block and hollowed out. Areas of the interior are revealed from different external angles, which in turn generate differing vistas of the surrounding area on the inside. The timber clad upper level sits over top as a lighter visual element, but also conceals the more private spaces of the home.

This timber clad upper level is crafted to interact with the ground floor, cantilevering over some areas to form sheltered outdoor spaces and pulling back in other areas to open the interior up to natural light. The use of a flat roof reduces the height and bulk of the structure, giving it a restrained street presence, while the arrangement of cladding, angled junctions and glazing emphasises flow and form, in opposition to the often 'boxy' arrangement of other contemporary home designs.

The success of the internal layout, on the other hand, extends from the distinct but physically proximal communal living spaces, private rooms and utility spaces. All living spaces, including an internal courtyard on the ground level, are separated and discrete, with large, double-glazed sliding doors added to allow the owners to visually and physically combine the spaces together from the front to the rear of the home. This design allows the parents to keep an eye on the kids anywhere in the house, but also lends itself to more intimate, private spaces when the doors are closed.

As the children grow, the well distributed main bedrooms and separate living spaces will allow privacy and comfort for all the family members. Thanks to the cleverly crafted design, there is plenty of scope for the family to grow within the house and employ the key spaces for different purpose as their needs evolve.

A combination of simple, natural and low maintenance finishes creates an inviting and neatly defined interior, one that is durable, attractive, and easy to clean. The exposed aggregate concrete and timber engineered floorboards are laid alongside dark natural stone tiling to balance cool and warm tones, with the variety of textures adding a second layer of visual interest and serving to bring cosiness and life to the home.

Photography by: Tara Pearce

ARCHITECT // Jost Architects, established by Patrick Jost in 2000, is based in Melbourne, Australia and has been involved in the development of a range of institutional, residential and commercial projects. The firm strongly believes that every project they complete should not only offer the clients the most functional, practical space, but also be on budget and feature a high quality contemporary aesthetic.

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While displaying a unique architectural form, the focus of this home is shown in its carefully considered and family-centric internal arrangment.

UPPER FLOOR

GROUND FLOOR

TENNYSON POINT

TENNYSON POINT

Maintaining the frame of a solid, well-constructed 1960s waterfront home, this dramatic residence offers views to Sydney's Parramatta River and beyond, elegantly framing the water in warm timber and setting the tone of this family retreat.

The four level home is arranged over cascading tiers, which lead from the street front to the water's edge through a series of well connected indoor and outdoor spaces. These spaces are, in turn, zoned into four distinct areas that distinguish between private and social living.

The internal plan is divided into intimate bedroom areas, which afford privacy from the street, and open, sun lit recreation spaces that provide a physical and visual link to the landscaped waterfront outside. As such, this versatile, luxurious home embraces the challenges of the site and demonstrates an unyielding attention to detail.

The success of the home lies in its encouragement of family togetherness, with the integrated spaces offering environments for everyone to live and play. Equally important, however, are the private rooms, with each offering respite and space when desired. Sleeping and study spaces are located at the top tier of the home, with both the parent's and the children's rooms featuring outlooks towards the water from their respective study areas.

The open plan of the primary living and dining spaces offers an ideal location for the family to congregate. The exterior recreation environments, including the pool, deck and yard, are visually linked to both the formal living spaces and the lower rumpus room. This is important, as it allows active supervision for younger children and casual interactions between the family both outside and inside.

Materials expressed throughout the home are lively and natural, providing a healthy environment free from artificial and chemical finishes. Extensive application of hardwood timber was utilised in the new works, while externally, stone salvaged from the demolition acts to ground the building. This inviting, solid and basic aesthetic suggests the strength and warmth that should exist within a family.

Active areas such as the lower rumpus room, lower deck, outdoor kitchen, pool, yard and harbour make this a highly versatile home, whether for a young and growing family with children, older parents with teenagers, or empty nesters with visiting friends and family.

Photography by: Murray Fredericks

ARCHITECT // CplusC was established in the late 90s by Clinton Cole. As a director, nominated architect and qualified construction supervisor, Clinton leads a multi-disciplinary and dedicated team of individuals who share his passion for architecture and building artisanship. The practice is a manifestation of his personal philosophy – that design excellence is the result of architectural integrity and building craftsmanship.

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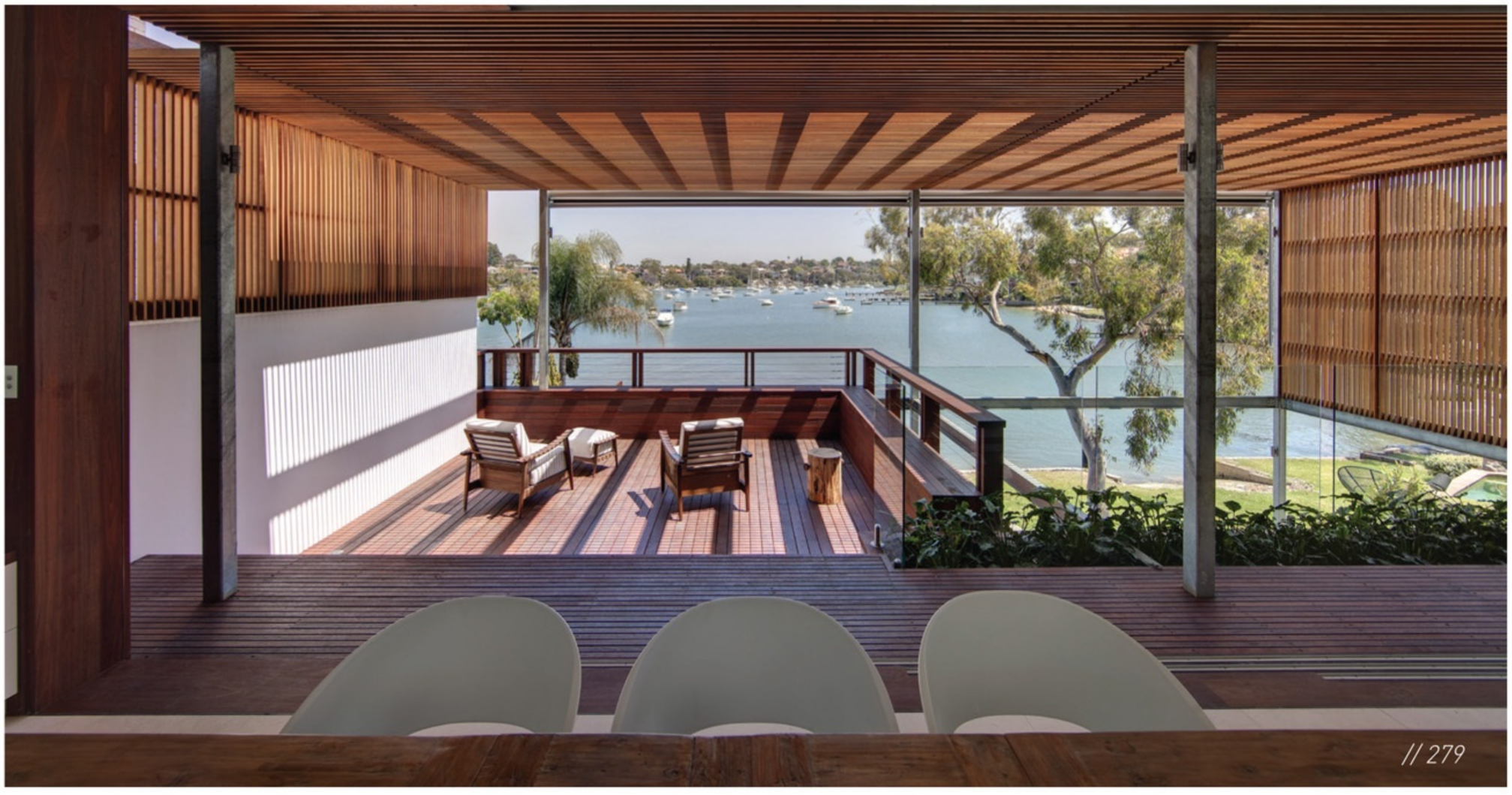
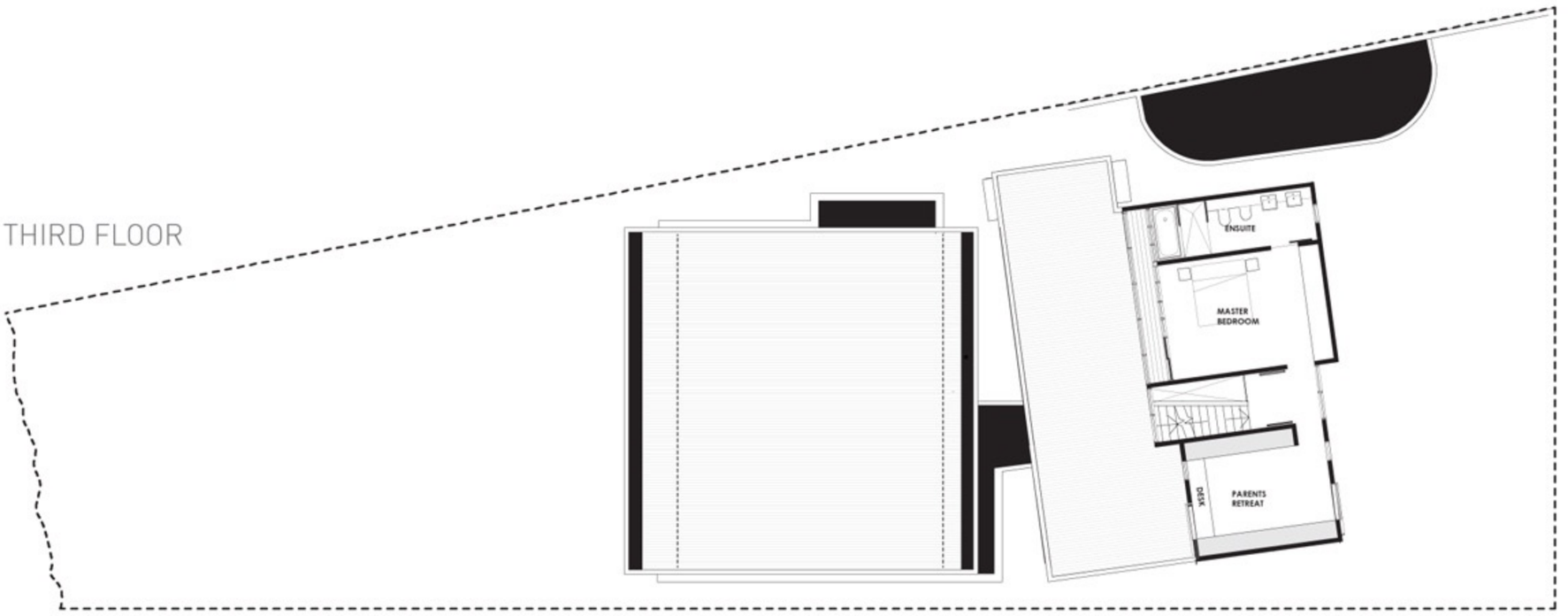
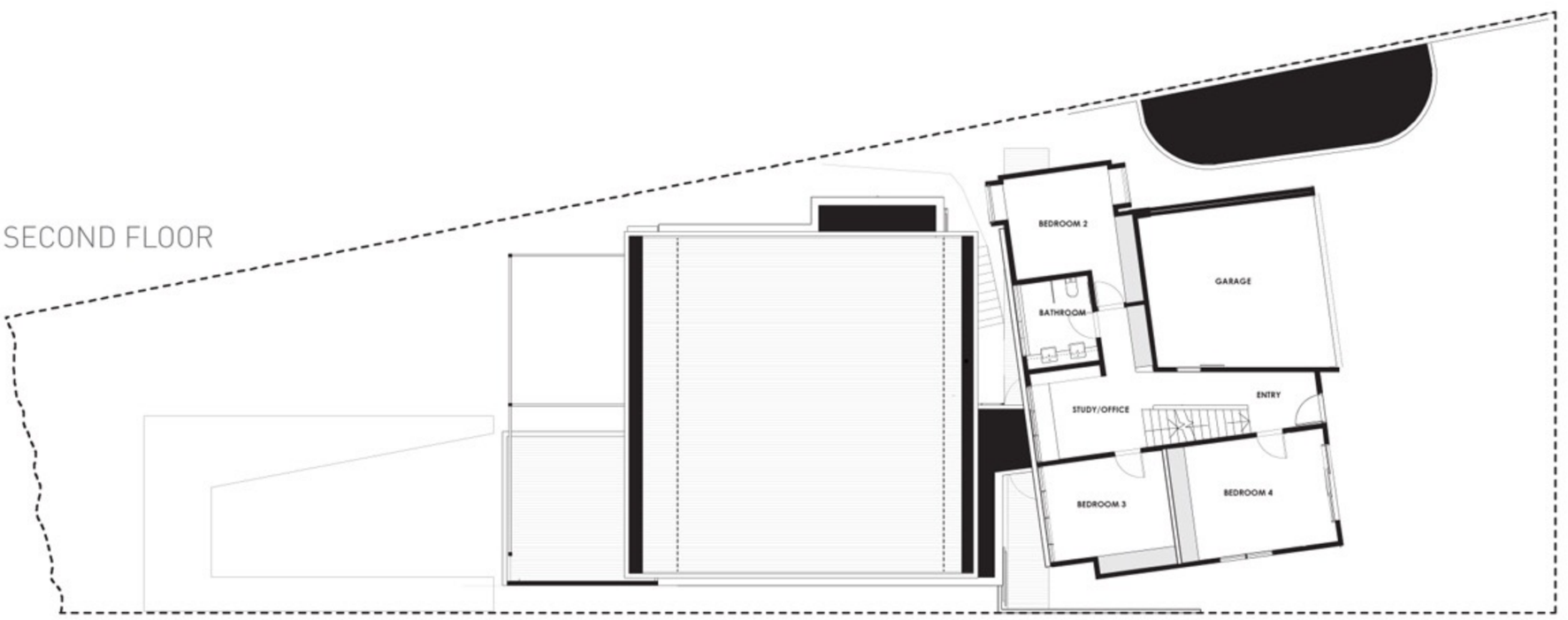


This design displays a very organic appeal, thanks largely to its prominent natural materials that give a sense of harmony both within the home and without.

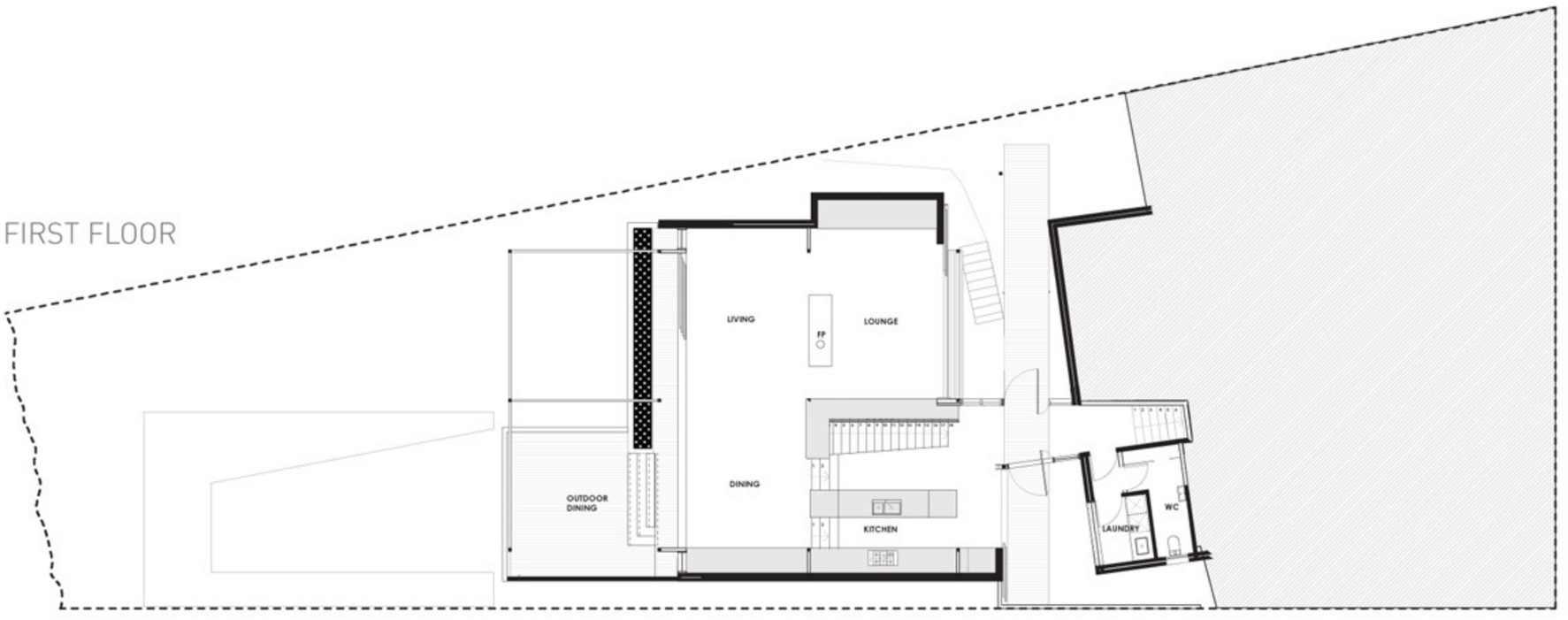
THIRD FLOOR



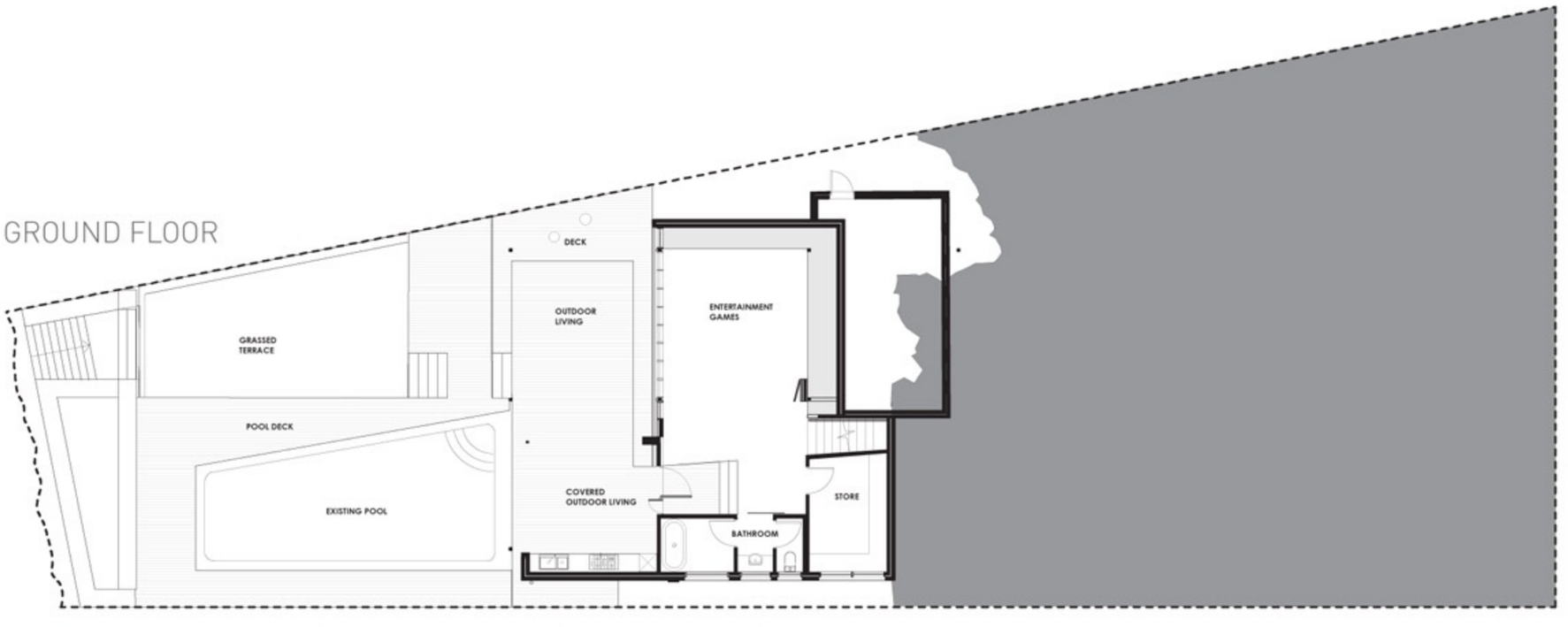
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



FAMILIAR HOUSE IN MARBELLA

FAMILIAR HOUSE IN MARBELLA

Located on the outskirts of Puerto Banús in one of the most exclusive developments on the Sun Coast in Marbella, this stunning modern structure is a decadent, spacious family home built on a steep slope. Nestled against the side of a mountain, the building captures stunning views of the Mediterranean Sea and is surrounded by gorgeous vegetation. Sharp angles in crisp white create a striking façade that conceals opulent internal spaces for a large family.

Geometric forms covered with a layer of water form a path to the front door at the north façade. From this angle, the home makes a forceful architectural statement. Walls are crossed and cut, and elements of the structure extend from the building project from the main structure, lending visual depth to the design. Angular white boxes define the bold exterior, which is clad in Roman transventilated travertine stone. Windows are an important feature of the home, drawing natural light into the corridors and common spaces, but are secondary to the aesthetic.

The footprint of the home is rectangular, organized to capture views and flow naturally between shared and discrete spaces. The most used spaces are located to the south, capturing the views and opening the public living spaces up to the expansive porch. The large black window that encloses the living space can be lowered automatically into the floor, eliminating any boundary between indoor and outdoor zones.

Inside the home, the spaces are wide and filled with natural light. The property is developed in three levels. The lower floor is dedicated to public spaces including the living room, kitchen, dining room, laundry and a small service room. The first floor is the most private space, housing bedrooms and a small office. On the ground floor, semi-private areas for relaxation offer a spa, the internal pool, a gym and a garage. The large central courtyards that articulate the property core provide light to this level of the home.

Generous private spaces and a range of functional rooms that are equally inviting, practical and handsome make this an ideal family home. Bold architectural decisions and attention to the smallest detail transforms what could simply be a large family home into an extravagant and exciting property.

Photography by: Jacobo España (Negami)

ARCHITECT // Born in Barcelona and raised between there and Madrid, Joaquin Torres developed an interest in architecture at an early age. Shortly after graduating from the University of Corunna in 1996, Torres founded A-Cero, a name that refers to the inception of an idea.

After 15 years of creating architecture, Torres and Llamazares are looking to the future of A-Cero, having recently opened the doors to their showroom in Madrid and continually seeking new and innovative projects.

A-Cero
Parque Empresarial La Finca
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T: +34 91 799 79 84
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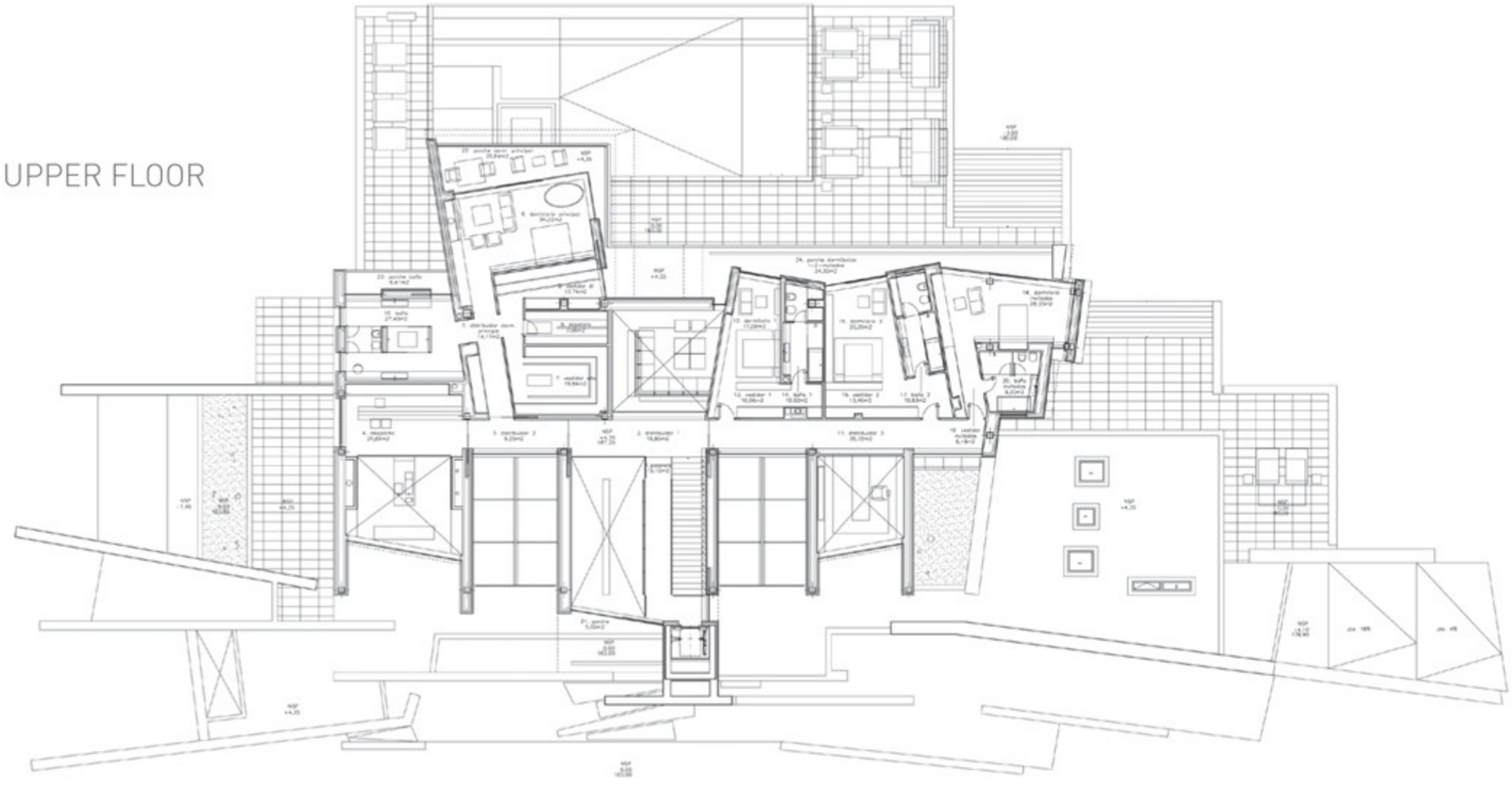
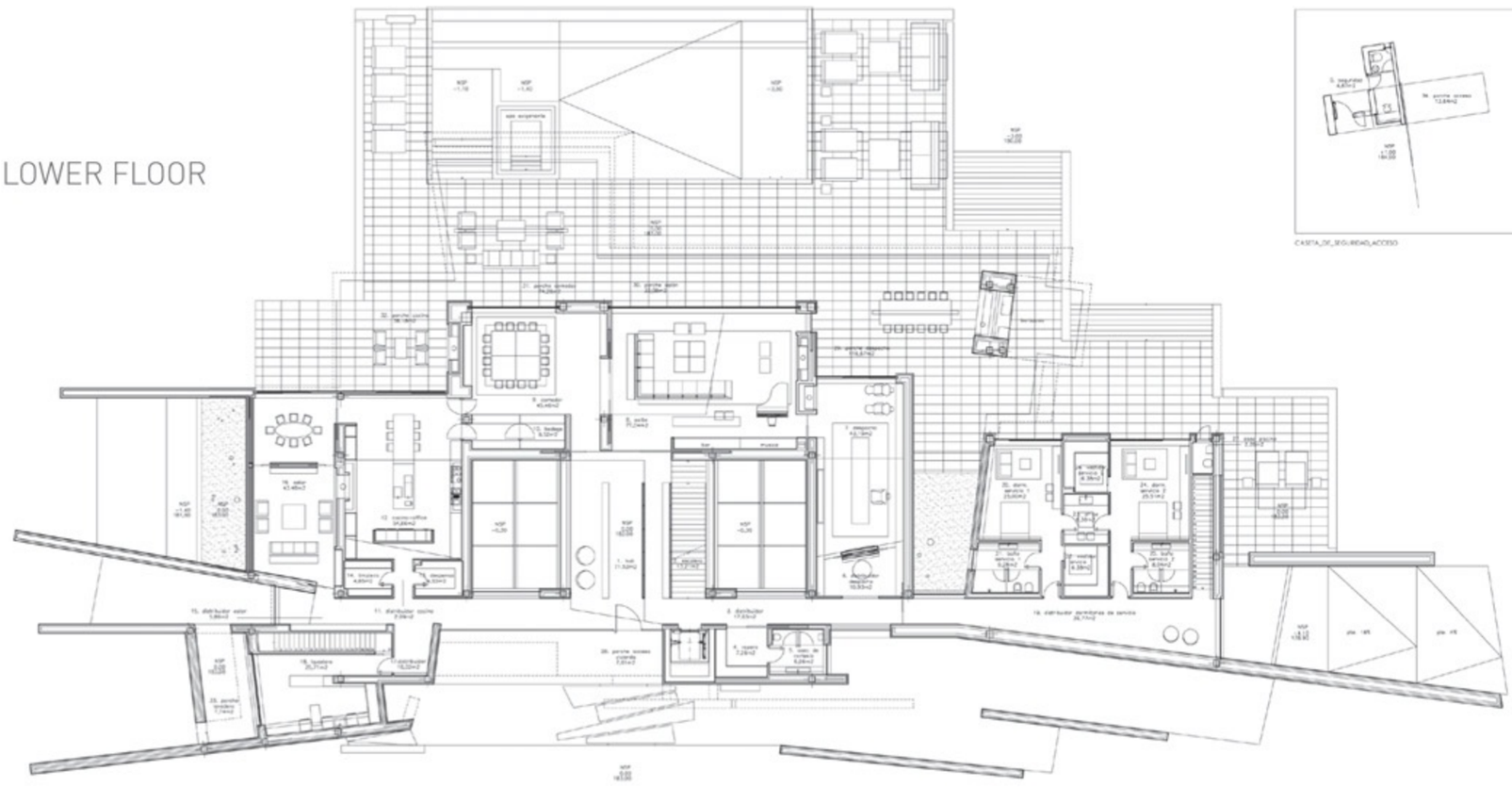
Generous private spaces and a range of functional rooms that are equally inviting, practical and handsome make this an ideal family home.

UPPER FLOOR



LOWER FLOOR



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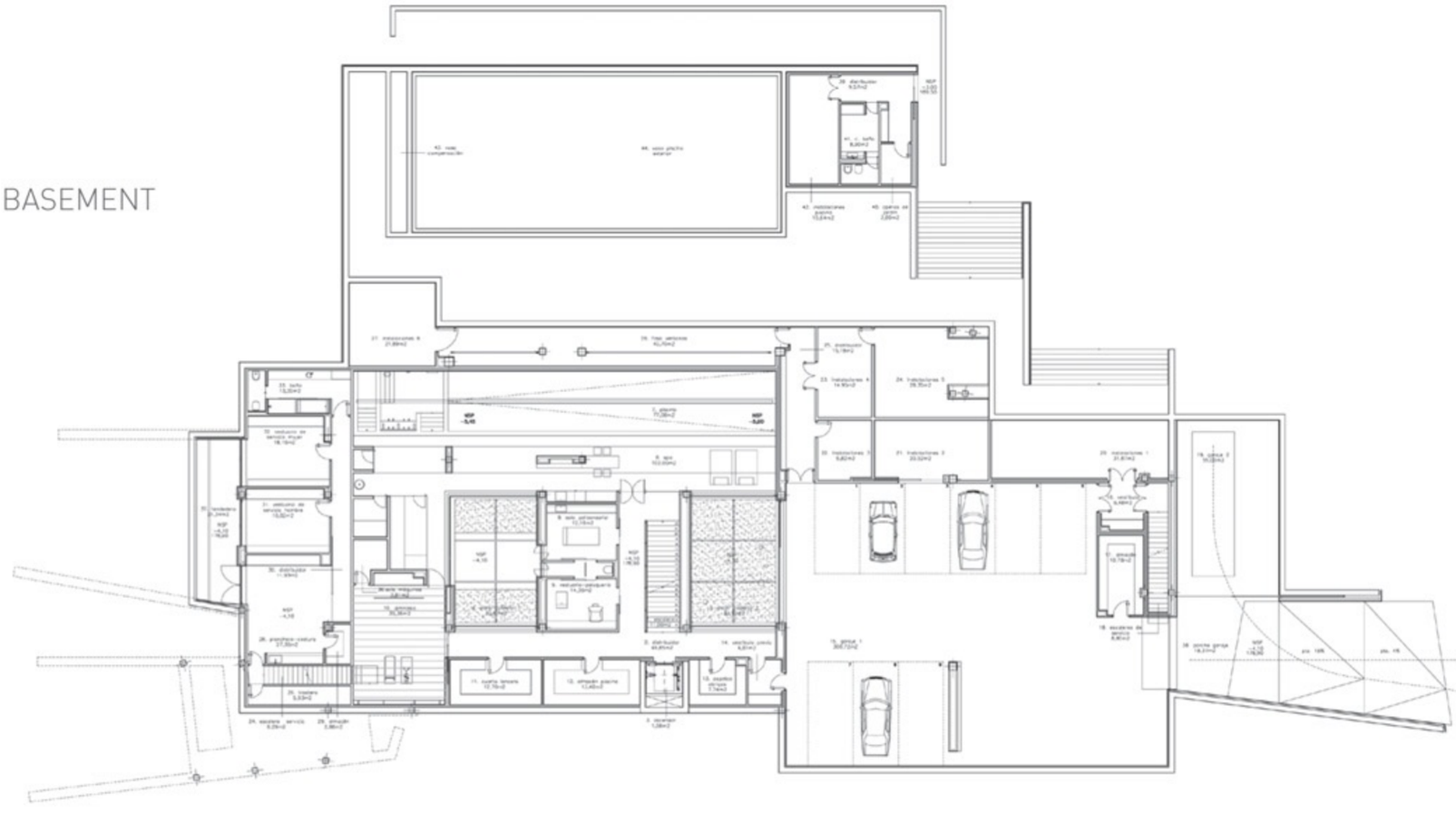

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