



Building Design Awards 2014

Project Title: White House Beaumaris



Project Summary:

Type of project: New Single Residence

Major Category: Residential Design – New House: Over \$1M Construction Cost

Location: 2 Stawell Street, Beaumaris

Project Cost: \$1,540,000 (excl. GST)

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Categories in Which This Entry is to be Considered:

1. Residential Design – New House: Over \$1M Construction Cost
2. Interior Design – Residential
3. Most Innovative Bathroom Design
4. Most Innovative Kitchen Design

In this project, the entrant was responsible for:

- Conceptual design of the overall project
- Site analysis
- Preparation of working drawings
- Contract administration (partial)
- Overseeing construction
- Specifying products used in the project
- Interior design (other than loose furniture)

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Client Brief

The brief from the clients was to create a functional home for a young family, which they could grow into. There was a strong focus on a "hard edge" design with a timeless aesthetic. A low maintenance building taking advantage of new building technologies, techniques and materials was essential. There needed to be a seamless interaction between indoor and outdoor spaces with a strong interface to the pool. Views from the master bedroom and living room to the parklands opposite the site were highly desired. Multiple car garage with a 'Man Cave' was also essential.

Site Context

The site is located in the south eastern suburb of Beaumaris, one street back from Beach Road, therefore any materials selected would need to endure the coastal air. The site itself is a typical suburban 697 sq.m. corner allotment. The predominant street frontage is orientated to the west. The surrounding streetscape features eclectic styles of architecture. There is a diagonal fall across the site of 1.7m, which needed to be considered. Bayside City Council's residential schedules also meant that setbacks would need to be significantly increased from Rescode standards. Parklands directly opposite provide an unobstructed view.

Design Response

The design succeeds in creating a very functional family home, in perfect harmony with the clients lifestyle. Innovative design and building solutions bring both functionality and aesthetics to the building and interiors. A basement utilises the natural fall of the land, which afforded the upper levels maximum view of the parklands. Pedestrian access was brought in from the side street directly into the centre of the building, providing fluid movement to all living zones. What has been created is truly honest and sophisticated building. Above all this is a home which the clients are comfortable in and proud to share.



Award Worthiness Statement

Residential Design – New Houses: Over \$1M

The design delivers a very functional home which precisely meets the family's needs. A minimalist design philosophy was adopted. The result is a very cohesive and timeless solution which had been precisely and meticulously considered in every aspect from finishes to layout of rooms and attention to detail. The fact that many of these details are easily missed or appear so simple is testament of a completely resolved design. This building and interiors exude with confidence and originality, and is unapologetically minimalist in style, form and function, providing a thoroughly considered and visually exciting design.



Award Worthiness Statement

Interior Design - Residential

A holistic approach was needed to reflect the bold and minimalist design aesthetic of the building. Each of the rooms finishes have been designed to a very controlled aesthetic. Particular attention was given to key features, and all other elements have been purposefully selected and placed to ensure that the spaces are not confused by competing objects. New building materials were selected for their enduring properties and uniformity. The sculptural sinuous stair and walk bridge takes centre stage in the central atrium, and sets a clear tone for all of the interior spaces.

Award Worthiness Statement

Most Innovative Bathroom Design

The bathrooms all follow the same careful selection of timeless materials and fittings, however what has been created are four very unique bathroom zones. The Master Ensuite offers a very sophisticated and sleek resort suite style of bathroom. The proportions are opulent, while the tone of the room remains intimate. The Kids Bathroom palette is clean and bright, in a timeless style that can be enjoyed well into later years. The basin, toilet and bathing zones have been separated to ensure that the bathroom is not limited by a single occupant.

Award Worthiness Statement

Most Innovative Kitchen Design

The kitchen was to be a very important element to this design both functionally and visually. The striking stone benchtops and splashback were hand selected and the heavily patterned surface was a deliberate contrast to the sharp and clean lines of the rooms.

The bespoke joinery has been meticulously detailed to a level normally associated with fine furniture. Mitred drawer fronts and recessed finger pulls wrap seamlessly around the entire island bench. The full height metallic cupboards have been set flush with the matching overheads, further pronouncing the stone and timber bench which mirrors the detailing of the island.

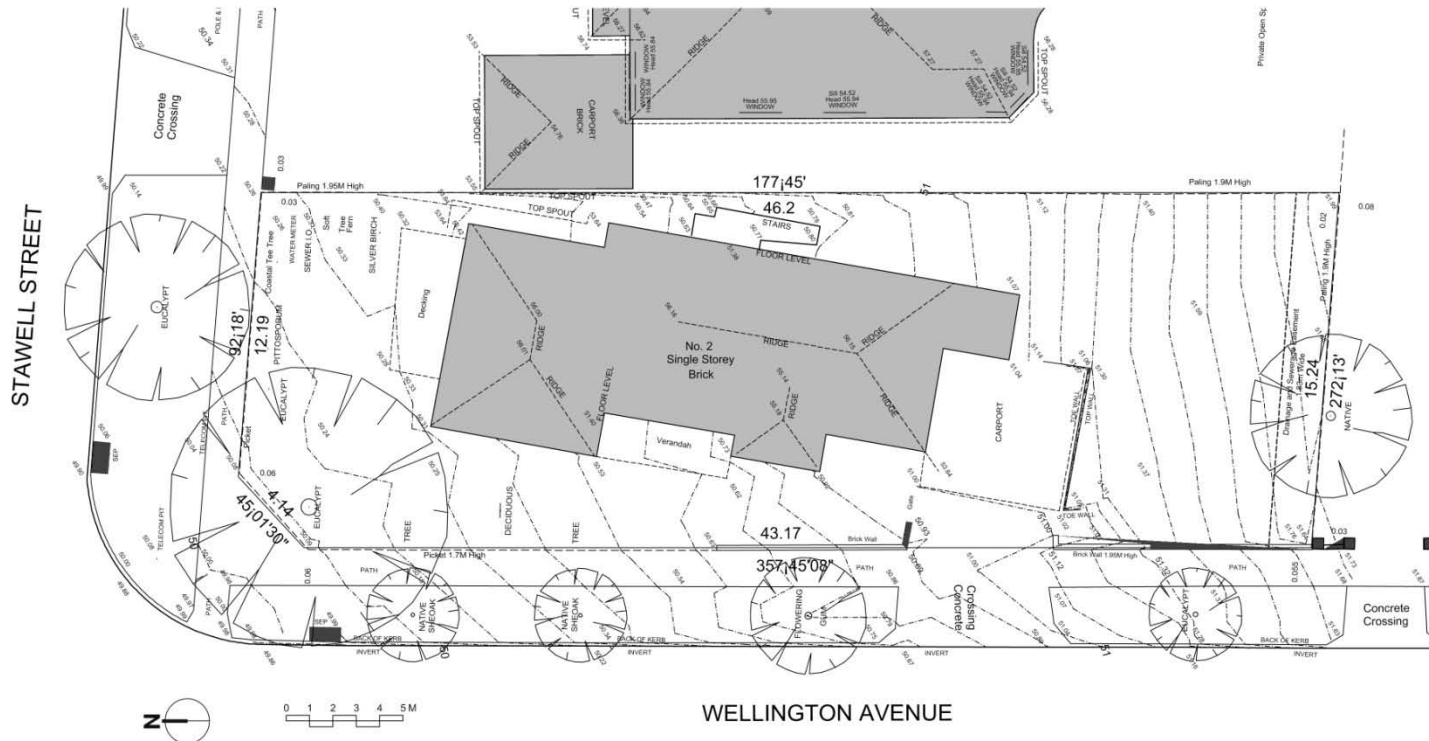
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Site Plan - Existing Conditions Plan



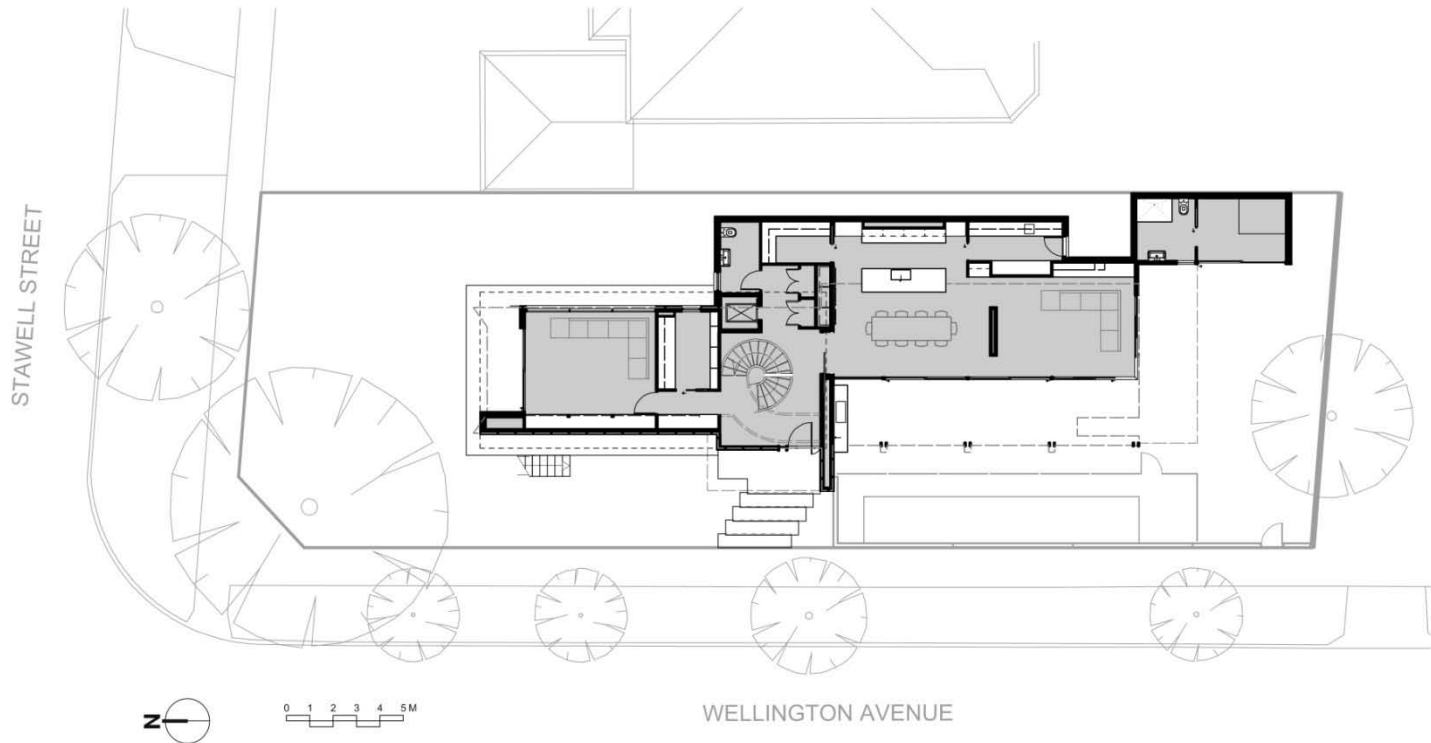
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Site Plan – New



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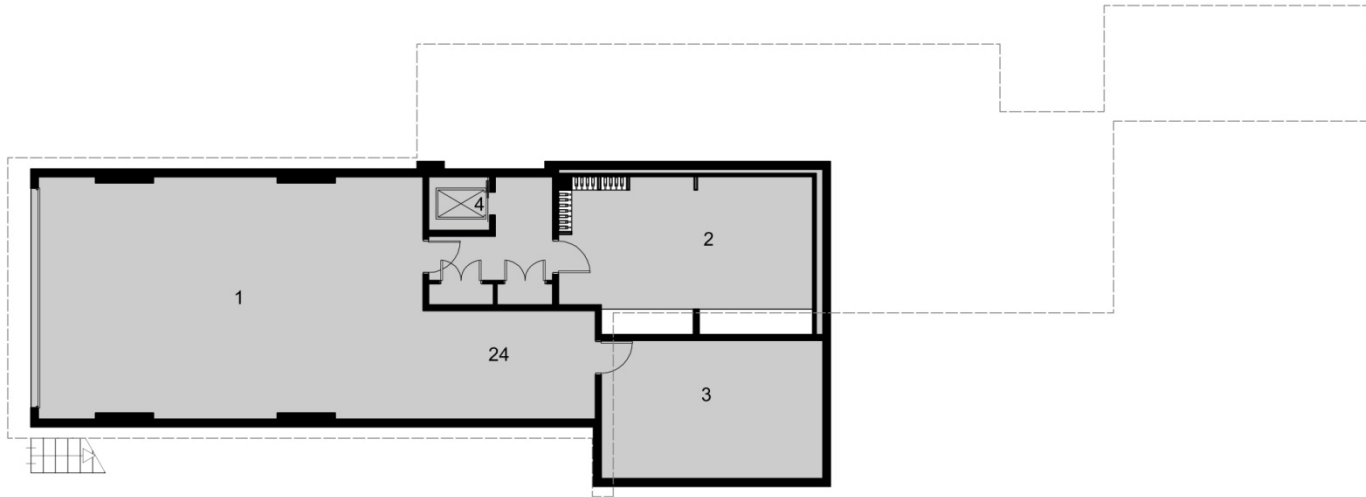


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Floor Plan

Key:

1. Garage
2. Bar / Cellar
3. Store
4. Lift
5. Entry
6. Living
7. Study
8. Dining
9. Kitchen
10. Family
11. Laundry
12. Bath
13. Gym / Sauna
14. Pantry
15. Powder Room
16. Balcony
17. Patio
18. Pool
19. Void
20. Bedroom
21. Ensuite
22. WIR
23. Passage
24. Workshop



BASEMENT PLAN

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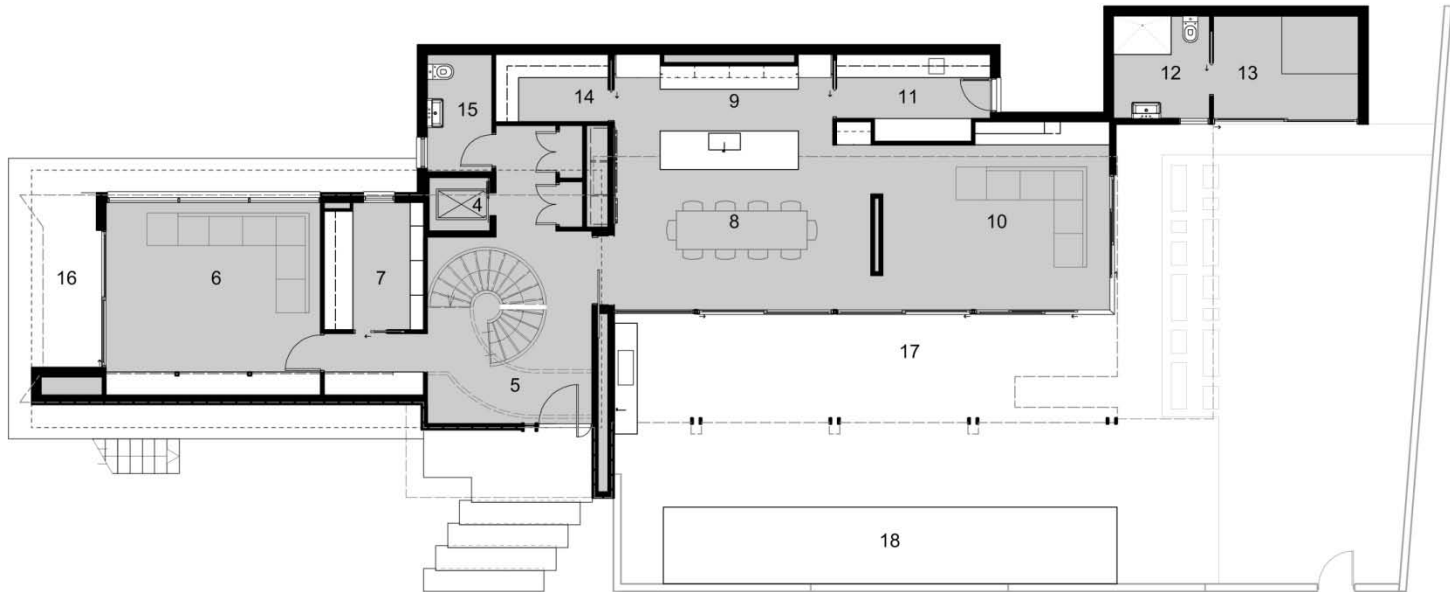


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GROUND FLOOR PLAN

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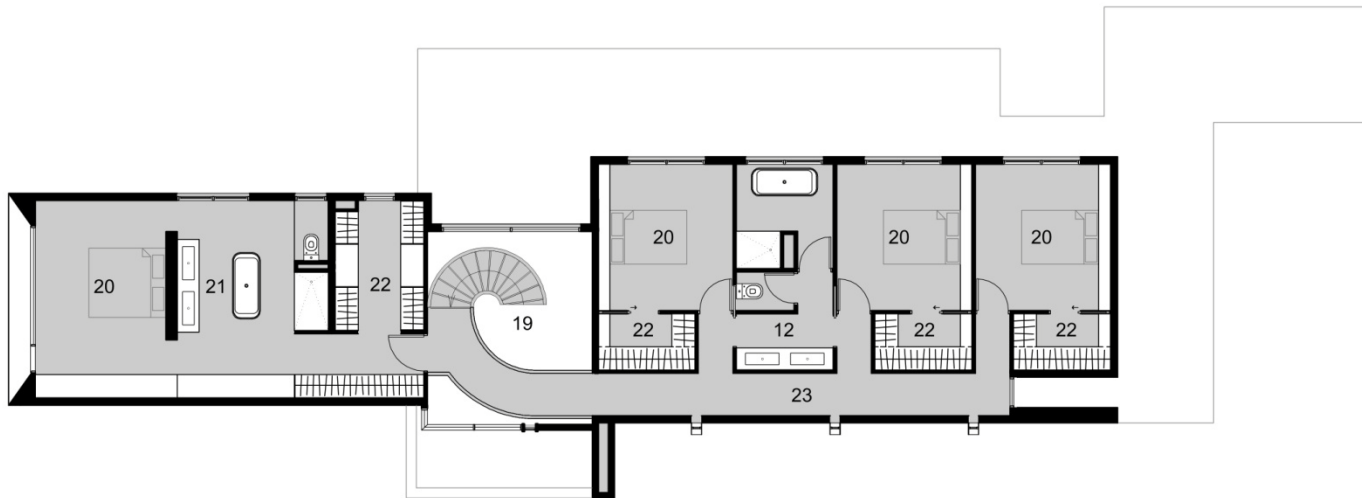


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FIRST FLOOR PLAN

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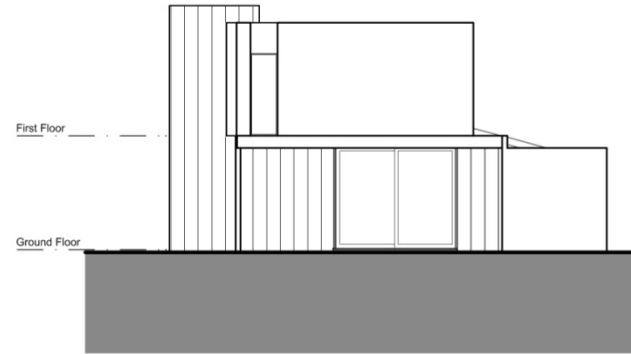


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Elevations



NORTH ELEVATION



SOUTH ELEVATION

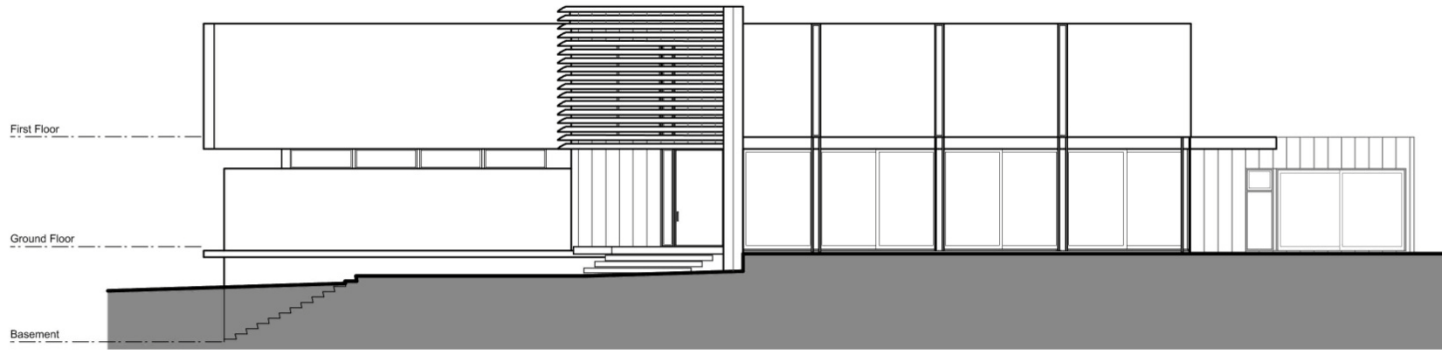
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Elevations



WEST ELEVATION

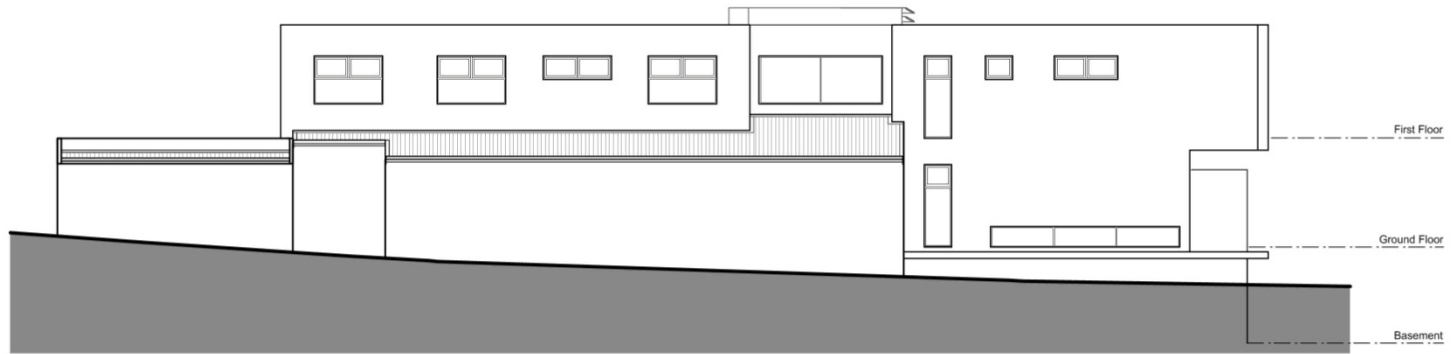
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Elevations



EAST ELEVATION

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Photograph#1

A bold copper reveal frames the upper floor expansive window. These oversized windows provide unobstructed views of the parklands opposite.

Over time the natural patina of the copper will change in appearance adding further interest and contrast to the sharp white forms.



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Photograph#2

The master bedroom wing appears as though it is floating above the living room due to the deeply recessed clearstory windows and the large cantilever over the terrace.



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Photograph#3

The monolithic cubic form of the upper storey is supported by the slightest of columns, while the copper plinth soars past.



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Photograph#4

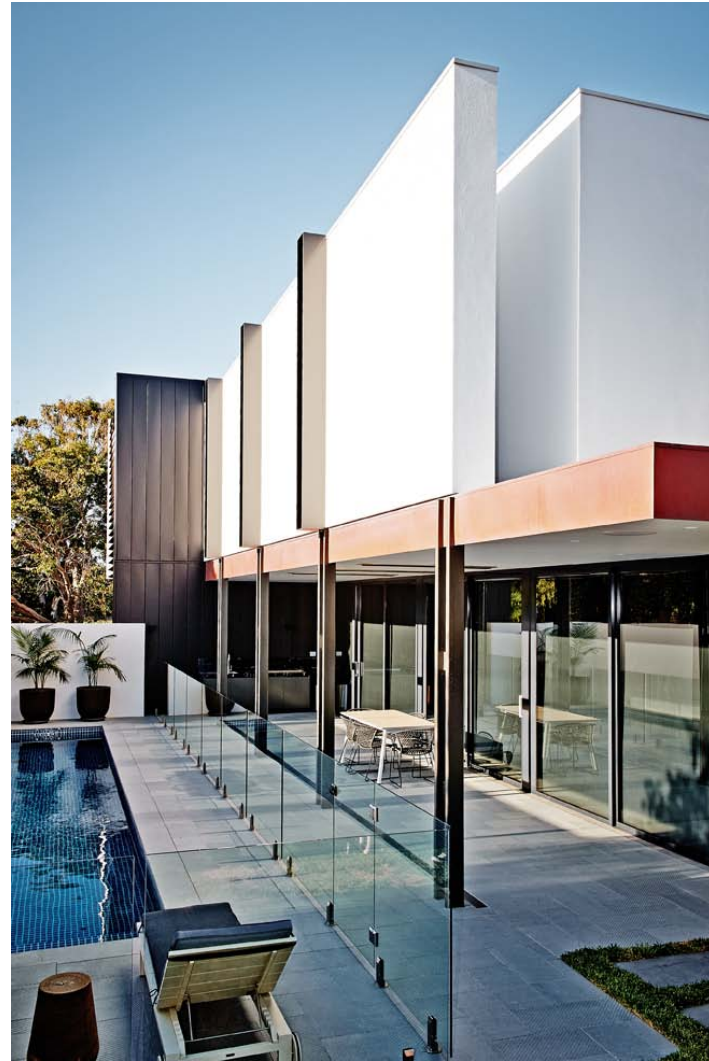
The western façade is articulated by a very controlled rhythmical placement of full height slot windows.



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Photograph#5

The aluminum wing wall provides a dividing axis between the main living and sleeping zones.



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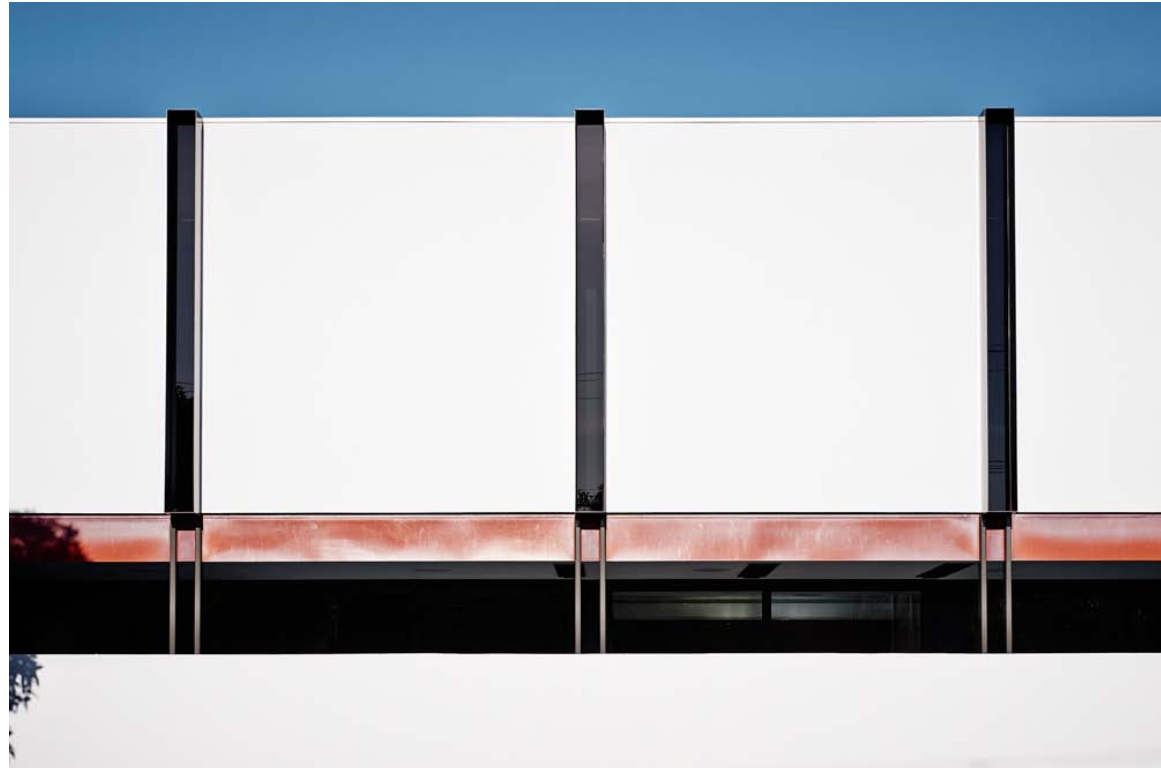
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Photograph#6

This photograph depicts the precise and meticulously detailed full height windows.

The window frame has been laser cut and fabricated with a frameless glass tinted panel set deep into the reveal.

The columns and the reveal line up with the finest of tolerances while interconnecting with the copper plinth.



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Photograph#7

A laser-cut mild steel letterbox mirrors the dramatic cantilever of the building and lines up precisely with the raised garden bed below.



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Photograph#8

The clearly defined entry was brought in from the side street directly into the centre of the building, providing fluid movement to all living zones.



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Photograph#9

Large oversized tread plates float above one another leading to the matching landing.



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Photograph#10

A full height vertical slot window with its deep reveal echoes the detailing on the upper floor vertical slot windows.



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Photograph#11

The louvered screen was designed to maximize the volume impact upon stepping on the entry landing, yet providing weather and sun protection from the harsh western aspect.



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Photograph#12

The covered outdoor living has a seamless interaction with the indoor living spaces.

Full height expansive glass ensures that there are no visible barriers separating the spaces.

The ceilings projects from the inside space and provide good protection from the afternoon sun.

The window sills have been recessed perfectly flush into the floor affording matching floor tiles to flow to the outdoors.



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Photograph#13

This image depicts the northern street facade overlooking the parklands opposite.

The facade shows a very controlled balance of simple forms.



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Photograph#14

Lighting has been carefully considered inside and out.

In this image lighting has been used to emphasize the floating steps, the feature aluminium wing wall, the louvered screen and the feature planting.



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Photograph#15

The large frameless corner window is juxtaposed to the oversized pivot door.

The full height slot window marries the two elements and provides a contrast to the horizontal screen and steps.



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Photograph#16

This image depicts the seamless interface between the indoor and outdoor entertainment spaces.

The pool offers a tranquil and secluded view.



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Photograph#17

Structure has been eliminated from the corner windows affording a dynamic pavilion style of living spaces.



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Photograph#18

The adjoining pool house was designed around the Scandinavian style sauna.

The aluminium facade echoes the finish of the central blade wall and helps bookend the expansive glass.



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Photograph#19

Striking stone benchtops and splashback have been perfectly book matched and framed with a wall of ultra-high gloss metallic joinery.



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Photograph#20

Built-in sub-zero fridges are featured by the charcoal wall which flows from the external aluminium wing wall.



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Photograph#21

This image features the television pivot unit which allows viewing from all of the adjoining living zones. Multi-room audio ensure that the experience can be enjoyed even from the pool.



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Photograph#22

This photograph depicts views through to the crisp sculptural stair perfectly framed by the charcoal wall.



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Photograph#23

Mitred drawer fronts and recessed finger pulls wrap seamlessly around the entire island bench. The full height metallic cupboards have been set flush with the matching overheads, further pronouncing the stone and timber bench which mirrors the detailing of the island.



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Photograph#24

To ensure that the stone splashback made the strongest possible statement, it was maximized in size and book matched. A pop-up rangehood would ensure direct extraction to the cook top as well as providing added protection to the stone splashback.



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Photograph#25

The family room has been designed to encourage conversation and interaction.

The pivoting television unit also performs as a room divider to create a cosier more intimate space.



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Photograph#26

The living room is a true multi-functioning space. Designed as a separate living zone for the family, a home theatre and also as a children's retreat.

Large retractable bi-fold doors conceal the kids study desk and computer.

The same clean details of the joinery flows into the entry.



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Photograph#27

The man cave is exactly what it is meant to be.

With built-in joinery, bar and entertainment unit and a custom design peg wine display.



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Photograph#28

Aluminium cladding of the feature wing wall continues into the entry atrium seamlessly past the frameless pivot door.

The adjoining sliding door disappears into its cavity.



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Photograph#29

The sculptural sinuous stair and walk bridge takes centre stage in the central atrium, and sets a clear tone for all of the interior spaces.



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Photograph#30

This image depicts the sculptural stair from the curved walk bridge above.

Discreet LED step lights illuminate the inside face of the stair.



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Photograph#31

The curved face of the stair marries perfectly into the curved landing and walk bridge.



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Photograph#32

The freestanding bed head wall doubles as the support for the floating bathroom vanity in an otherwise open Ensuite.



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Photograph#33

The floating vanity top features the same dynamic stone as the kitchen. Undermount basins ensure that stone is pronounced.



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Photograph#34

The Master Ensuite offers a very sophisticated and sleek resort suite style of bathroom, which opens generously to the bedroom, creating more of a retreat than merely a functional bathroom. The proportions are opulent, while the tone of the room remains intimate.



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Photograph#35

The Kids Bathroom palette is clean and bright, in a timeless style that can be enjoyed well into later years. The expansive skylight located directly above the vanity, floods the central space with natural light.



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Photograph#36

The basin, toilet and bathing zones have been separated to ensure that the bathroom is not limited by a single occupant.



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Photograph#37

The powder room offers the same rich palette as the Ensuite. The addition of polished listello strips provide a sophistication to the fabric textured wall tiles.



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Photograph#38

Following through on the theme of the adjoining timber sauna, the Pool House Bathroom has a warmer Scandinavian feel.

