

Ridge Street Duplex

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commercial and residential

The site for this development is located on the elevated southern side of Ridge Street with views east towards the ocean and north towards the Newcastle City skyline. The steep site rises approximately six metres from front to back with a site area of 698 square metres. The immediate context includes a multi-unit development located on the eastern side and a small cottage on the western side. Two storey dwellings behind the property are located at a much higher level.

The development is to optimise the use of the steep block to provide two new attached dwellings to a proprietor's challenging brief. Dwelling A is an investment property having an emphasis on contemporary and flexible functionality to attract different tenant types. Dwelling B has been retained as the proprietor's personal residence having an emphasis on views, detailing, entertaining and liveability for a young family.

To address the northern Ridge Street frontage combinations of masonry and render, paint finish and innovative cladding systems have been used. A series of large roof overhangs, parapets, pergolas and vertical and horizontal screening add to the character of the coastal dwellings.

The general setback of the development on the Ridge Street frontage has been established to be in keeping with that of the existing streetscape. The upper levels have been setback further using terraces to enhance the relationship to Ridge Street. There has been no loss of view from adjoining properties with this aspect being commended by neighbours during the approval stages of the project. Further liaising with neighbours during construction provided mutual resolve of privacy screening. As the site is located on the north-south axis almost all of the shadows cast by the building fall on the property.

Garages are located on the basement level of both dwellings and are accessed from Ridge Street. A stacked garage has been used in Dwelling A to relieve any dominance of the garaging to the Street.

The pedestrian entry for each dwelling is located on Ridge Street. The internal ground floor entry spaces are on the garage levels. Level 1 on both dwellings has direct access to terraces overlooking Ridge Street. These terraces maximise oversight to the street and adds security to the neighbourhood.

Level 1 of Dwelling A includes living, dining, kitchen spaces which are separated from the bedroom spaces by a courtyard. The bathroom, ensuite and a small study are also located in the private area as well as the laundry which is located in a cupboard. Level 1 of Dwelling B includes master bedroom with en-suite, 2 bedrooms, a bathroom and a separate family room which is separated by a courtyard. The laundry is located in a cupboard adjacent to the family room. Level 2 is accessed via a stair from level 1 and houses the living, dining and kitchen which are surrounded by outdoor living spaces. These spaces lead to the backyard and pool.

High quality materials and finishes have been used throughout both dwellings. The external materials and finishes have been selected to compliment the exposed coastal setting with large operable glazed doors facing the main outdoor open spaces and views. Weatherex and Metallic Trespa cladding over a rendered masonry plinth break up the form and scale of the development. These materials are complimented with a Colorbond Ultra roof, maximising durability in the coastal environment.

The development incorporates AAA rated plumbing accessories and rain water harvesting connected to washing machines and toilets. One of the principle aspects of the design was to allow as much solar access into the plans as possible. This has been achieved with glazing to the northern side of the dwelling on all levels and internal courtyards. Large eave overhangs help allow winter sunlight into the internal spaces whilst keeping out summer sun. Both dwellings have been designed for good through ventilation in summer, with living spaces that open on three sides with a stack effect up through the dwellings on hot days. The upper level walls and roof have been insulated over and above code requirements which minimise heat loss during the winter.

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