

Designed to optimise the use of this small corner block and provide a new single dwelling to our client's brief. The house has two wings fronting Barr and Frederick Streets enclosing a north facing rear yard.

The brief was for an economical new single dwelling to include 4 bedrooms, a study, laundry, bathroom and en-suite for a master bedroom. The living, kitchen and dining rooms were to open onto private external living areas. A double garage was also required with access only permitted onto Barr Street.

The two two storey wings are joined by an entry and double height entry hall which rises through the plan. The 90 degree plan form forms a private rear yard and an irregular front yard in the acute angle formed by Barr and Frederick Streets where the pool is located. The first floor has been setback from the northern and western boundaries which helps to reduce the bulk of the building within the surrounding one storey context.

The southern wing of the ground floor has a double garage which opens onto the rear yard along with a bathroom, Laundry and guest bedroom. Separating the southern and eastern wing of the house is the entry and stair hall with a void above. At ground level the entry opens directly to a covered patio that leads to the rear yard and entertaining deck.

One of the principals of the design was to maximise solar access into the plan. This has been achieved with large areas of glazing to northern side of the dwelling on both levels with the upper level shaded by a generous 900mm eave overhang.

The dwelling has been designed to maximise through ventilation in summer, with living spaces open on two sides with a potential stack effect up through the dwelling on hot days. The upper level walls and roof are well insulated to prevent heat loss during the winter.

The materials and finishes have been selected to compliment its coastal setting. Rendered brick has been selected for the external envelope on the ground floor with clear finished plywood for the upper section of the second storey, which helps articulate the building mass in the existing one storey surrounding context. Clear anodised aluminium window and door frames have been used with both clear and obscure glazing. A Colorbond roof was selected for durability in the coastal environment.

DESIGN ARCHITECT JON WEBBER
STEPHEN BUZACOTT

PROJECT ARCHITECT JON WEBBER

PROJECT TEAM ANDREW BARNARD
MATTHEW HEUNG
BRIAN YOUNG

ENGINEER MICHAEL FITZGERALD
CONSULTING ENGINEERS P/L
147 PARKWAY AVENUE HAMILTON
SOUTH NSW 2303
4961 3924

BUILDER BRUCE KEEVERS BUILDING
6 CRASTER CLOSE
RANKIN PARK, NSW 2287
4952 6930

PHOTOGRAPHER: ADRIAN BODDY
TEL: 9974 5753

