

Urban splendour on a narrow block

2013



This custom designed residence is an outstanding home with a distinct, contemporary aesthetic. The Owners sought an inner urban location in a regional centre, close to the heart of town for their work and also for ease of access to the many benefits of a vibrant regional city. They found a block in a suitable location and engaged **Ovens & King Builders** and local building designers **Freedom of Design** to come up with an architectural solution that addressed their needs, the size and aspect of the block and complied with the many Planning restrictions that apply in these situation.

The project was one of our most challenging in a number of ways. The block was sited on a major road close to the centre of town. Rectangular in shape, its overall width was 7.0 m and length 70.0 m. The building design had to reflect the client's aesthetic vision inside & out with clean, minimalist lines internally and provision for substantial amounts of natural light without sacrificing privacy. The logistical problems of building a two storey structure over 50 m long without ease of access around the site was also something we had to address with the design.

Rob Rowlands from **Freedom of Design** worked very closely with the Owners for many months. The resulting plans were tremendously detailed in his customary clear and concise manner. The design provided for construction in three separate stages, allowing us to building in 'modules', working our way from the rear of the site through to the front. In doing so we minimised our access issues.

We worked with Rob to cost different building elements during the design period to ensure budget parameters could be met. The approach of engaging Designer and Builder from the outset, both able to contribute to the conversations about how and how much was a major factor in the success of the final outcome.

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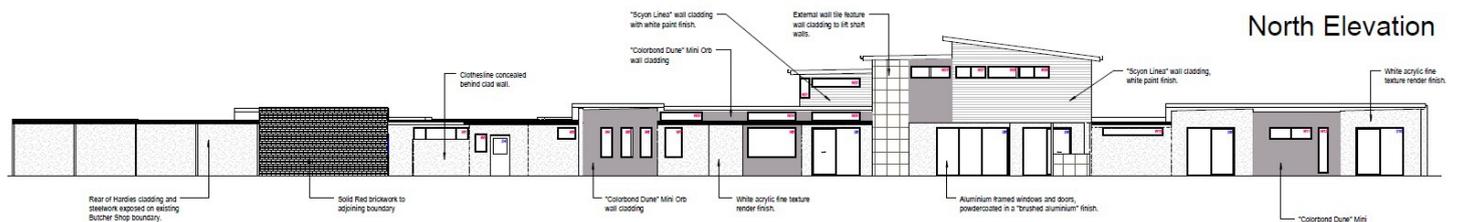


Aside from the aesthetic design, the floor plan had to provide for functional spaces that accommodated the client's lifestyle. There's a large Study that provides a perfect retreat for the owners. The provision of a Handcrafts room, immediately adjacent to the Kitchen/Living at the heart of the House, makes for ease of access and use. A large AI Fresco area leads off from the Lounge through sliding aluminium Stacker doors that allow light and air to flood the main rooms when the Owners choose. The Guest Bedrooms are in a distinct wing of the house and can be isolated to reduce heating and cooling load.

There has been careful consideration given to "future proofing" the house to allow for the Owners occupation throughout their senior years. No step thresholds, walk in showers, a personal Lift for access to the first floor without using the stairs are some of the examples of measures taken around this principle.

Externally the house is clad in a variety of mediums; Scyon Linea, Mini Orb Corrugated iron, rendered brick and styrene and faux stone wall tiles. The boundary wall with Neighbours on one side was done in Red brick to complement the neighbours own home. The glazing is thermally improved anodised aluminium and the positioning of windows brings light in with discretion, hugely important in an inner urban situation.

Ultimately this house was about the client's lifestyle and how that could be enhanced with a new home in a central location. The end result reflects their passion for creativity and outdoor living as well as an affection for their city, all executed with contemporary elegance.



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'Scyon Linea' wall cladding
with white paint finish

'Colorbond Dune'
Mini Orb wall cladding

'Scyon Linea'
wall cladding with
white paint finish

B&D 'Madrid' garage door,
Colorbond 'Off White' finish

