

Perspectives

Quarterly Magazine of the Building Designers Association of NSW Inc.

COMMENDATIONS 2010 DESIGN AWARDS



COMMENDATION Category 1 New Residence to 250m2



DESIGNER SOLVES PRIVACY ISSUES

For the owner of this suburban home, privacy was of paramount importance. The East/West oriented block had a back yard overlooked by several multi-level apartments and was overshadowed by a three-storey building on the Northern boundary.

Other design parameters included a small block, Council restrictions on floor space, minimum landscaping area requirements, a building envelope and height restrictions.

The owner also wanted a cutting edge, contemporary, energy and water efficient residence, with the potential to house a future family, and that elusive "wow" factor.

Solution

Locating the main living area (and entertaining balcony) on the second level solved the privacy and solar access issues. This East facing floor space receives early morning sunlight and takes advantage of bushy district views over a quiet cul-de-sac.

The privacy issue was also addressed by solid balustrades for the street facing balconies, and translucent glass used on the side and rear windows. The placement of high windows for cross flow ventilation and sunlight ensured excellent energy efficiency. A large awning over the rear family room doors protects this room from the harsh western sun and gives privacy from the adjoining apartments.



ABOVE
Interior of the living area of the new home. (Cover Picture).
LEFT: Andy Russell from Dynamic Composite Technologies on behalf of Weathertex presented the award to Jim Demetriou BDANSW on behalf of Peter Downes who was overseas.

PETER DOWNES