



PETER DOWNES' AWARD WINNING Home includes outdoor living areas that can be enjoyed from both levels.

SITE RESTRICTIONS OVERCOME IN CLIFF FACE DESIGN

This growing family had purchased a relatively small, tight cliff top site with spectacular ocean views. The sloping sight was facing south and had potential view sharing issues with neighbours.

A number of Council policies included a restriction of 40% maximum allowable site coverage (which included the building, balconies and driveway), an 8.5m height limit plus setbacks on all sides and defined building envelope.

The family requested a lap pool and a sound-proof music room. They also needed a cutting edge, contemporary, energy and water efficient home, with the potential to house a future family, and that elusive "wow" factor.

Solution

The main living area is located on the top level facing south to maximize views and to allow for winter sun and summer breezes, has north facing highlight windows.

The ship-like-bow at the southern end, and the zig-zag shape on the western side, orients the building to the beach and ridge views. This ensures that all of the bedrooms overlook the lap pool, also located this side to capture the best of the views.

The design takes advantage of the sloping site by keeping the roof level low from the street where it only appears to be a single storey dwelling and preserving the existing views of the northern neighbours.



Building Designer: Peter Downes
Peter Downes Designs, Sydney Branch



ABOVE:
Ms Kate St. James, Managing Editor of Luxury Homes Magazine, presented the Award to John Baiada, Sydney Branch, on behalf of colleague and Winner Peter Downes, who was overseas.

BELOW
Main floor plan of Peter's new home that overlooks a Sydney Northern Beach showing the lap pool that dominates the site.

