



# BDAV Awards

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**Building  
Design  
of the  
Year -  
1996**

**Designed by  
Graaph Design  
Pty Ltd**

# Residential Designs

## Holiday Retreats

**Winner:** Peter J Jackson Building Design Consultants  
**Contact:** Peter Jackson  
**Phone:** (03) 9557 4790  
**Project:** To design a new three-bedroom beach house at Inverloch, featuring a multi-purpose room (study), open living area opening onto rear patio.

The Designer was required to design a new, three-bedroom beach house at Inverloch, featuring an open living area, opening onto a rear patio.

The style of this house has been created to pick up the beach theme with its bagged and painted brickwork, low pitch Colourbond roof and pergolas to accentuate the use of outdoor living areas, all of which are important features in a beachside house.

The home has been designed to take maximum advantage of north sunlight, thus making it solar efficient whilst taking full advantage of the views to the parkland at the rear of the site.

The front elevation has been designed to create visual interest from the street. The angle of the windows to the master bedroom have been designed to lead the eye to the focal point of the front elevation, being the entrance. The double garage has direct access to the house for both security and protection from the weather.

The floor plan layout has been deliberately designed to take away the formal living approach, creating a casual living environment within the house. The curved glass dining windows enjoy the winter sun and have been located to produce a defined space for the meals table, giving an indoor/outdoor feeling. The angles and shapes have been carefully thought through to not only be practical but to create interest within the house.

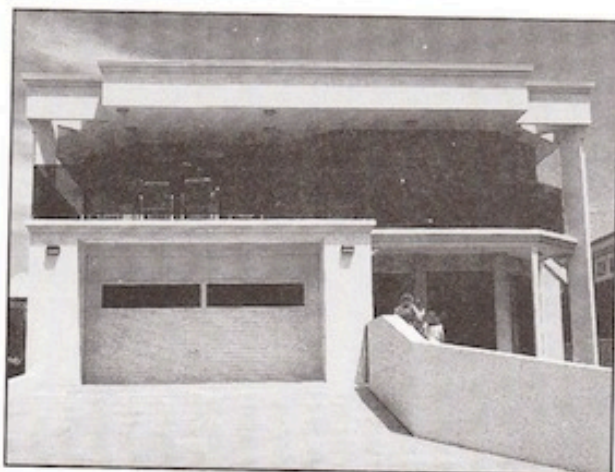
The house has been constructed on a concrete slab for thermal mass, with pyrotechnic heating within the slab for allergy-free heat. Windows are aluminium to prevent corrosion due to the sea air.

The design responds well to its location, and is certainly a stunning holiday retreat!



**Finalist:** Hamilton Design Pty Ltd  
**Contact:** Sean Hamilton  
**Phone:** (03) 9704 6350  
**Project:** To design a holiday retreat at Sorrento

A lone site nestled between old Masonic Lodge and new condominium development, in the heart of Sorrento on Nepean Highway. The brief was to design a comfortable weekend retreat of a contemporary style reflecting my client's personality - "No fancy bits or decorations or attempts to imitate a moch period style. Must be modern in appearance but not gaudy, pull no punches and don't muck about with it. Most importantly, it must be practical to our needs."



So Hamilton Design have designed a home reflecting a contemporary "Sorrento" appearance.

The design provides accommodation for a three-car garage with drive-in, hitched boot storage at ground level together with two bedrooms for guests and a games room. The main entry, also on the ground level, had to be inviting, to draw the visitor up to the main upper living area, but stairs location were in no way to compromise the layout of the upper area, hence the sweeping stair midway into the floor area but immediately visible from the entry door.

The upper floor is designed as open plan for entertaining, space and volume and is accentuated after climbing the stair and confines of the lower level.

My client wanted to take full advantage of the views to Port Philip Bay and the rear west views, so the living space flows through front to rear with large entertaining decks. This also helps to dodge the prevailing weather conditions from either east or west. The main bedroom was also required to capture the bay views, and the main ensuite the westerly views, both with balcony access.

Exterior finish and colour scheme was achieved within the town planning requirements, and interior decor and finish complement the design.

# Residential Designs

Alterations & Additions: Up To \$90,000

**Winner:** Earnshaw & Associates Design  
**Contact:** Peter Earnshaw  
**Phone:** (03) 9890 1775  
**Project:** To add a new master bedroom ensuite/study upstairs, and to renovate the existing bathroom facilities downstairs. House located at Surrey Hills.

The Judges were greatly impressed with the way this alteration/addition gives real character to the original home.

The Judges' opinion is mirrored in the client's comments:

"People keep stopping to look. The neighbours can't believe how good it looks and the sunsets from our balcony are spectacular; a great finishing touch".

The client owned a nice but basic weatherboard home surrounded by homes built in the early 1900's including Federation style, Edwardian and Californian bungalows.



Their brief was:-

"We know it will never be a period home, but we don't want one of those Box on the Roof deals. We want it to have some style from the street, and take in the views from the rear".

**High Commendation:** Peter J Jackson  
**Building Design Consultants**  
**Contact:** Peter Jackson  
**Phone:** (03) 9557 4790  
**Project:** To design alterations and additions to an existing residence at East Malvern, to create three bedrooms, two bathrooms, kitchen/meals area, family room, lounge and dining room, plus outside entertaining area.

and creates a mediterranean resort environment. The rooms across the rear of the house have French doors which flow out onto the covered rear entertainment verandah overlooking the pool. The carport at the rear of the yard was designed to double as a covered outdoor area adjacent to the pool. The pool, although not part of the initial building works, was an integral part of the design to complement the curved glass wall to the family room and the curved steps from verandah.

The clients' brief for this project was to design a home for a professional couple who do a lot of entertaining and to create a holiday resort-type environment.

By splaying the entry to the second and third bedrooms, pool views from the second bedroom have been achieved, and by moving the dining room door, views from the lounge and dining room were also able to be obtained.

The design resulted in a stunning three-bedroom home, that maximises views of the pool and rear yard



By opening out the existing kitchen, the Designer was able to provide clear access from the entry to the family room. To create impact when people enter the family room, the ceilings were vaulted. A Velux roof window was installed to increase light into the middle of the house and to create a third dimension to the room. At the focal point of the family room is a curve butt glass window, with a fireplace on a curved marble hearth, curving in the opposite direction.

A worthy recipient of a High Commendation in this category.