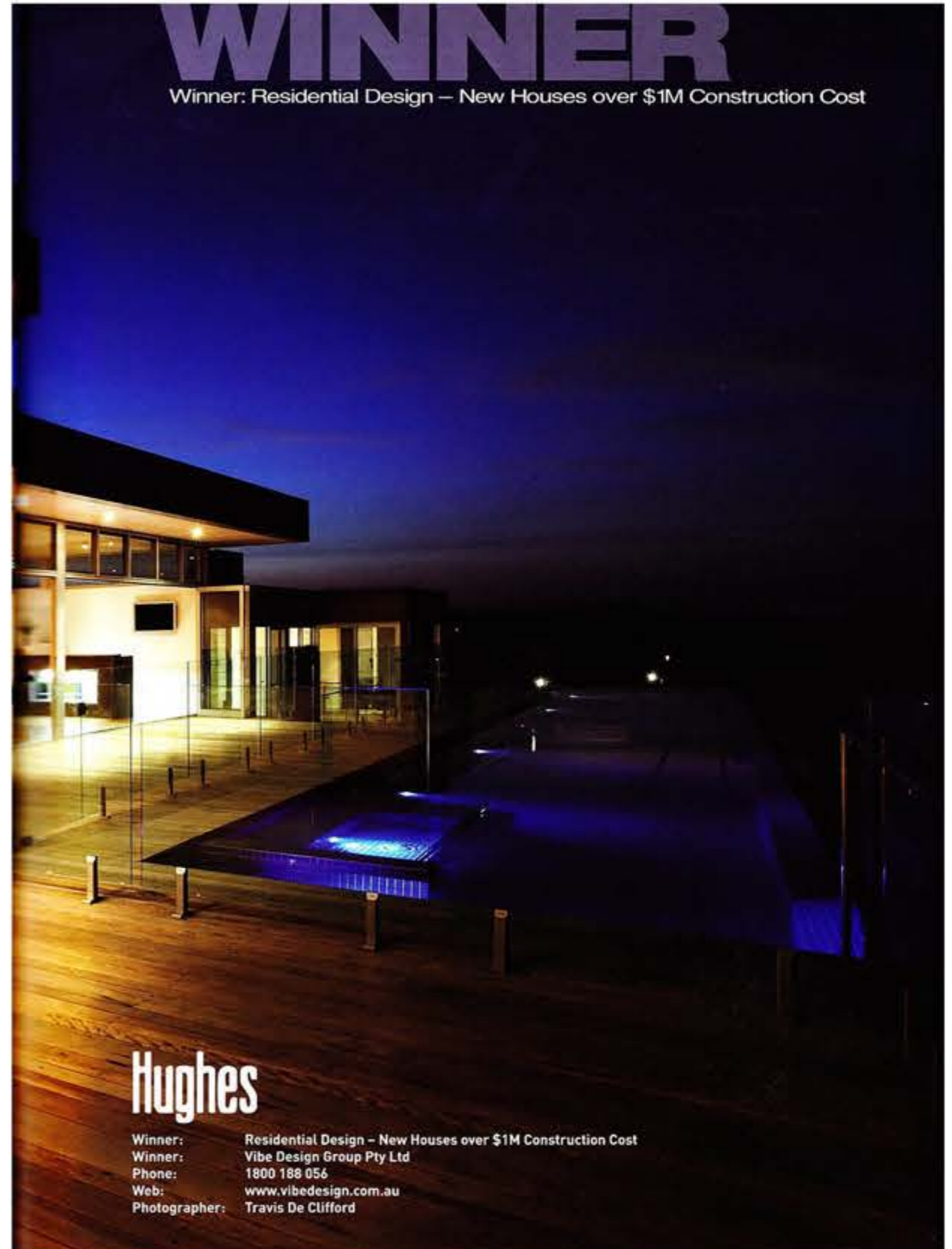




A spectacular view across lap pool to coastal landscape beyond.



WINNER

Winner: Residential Design – New Houses over \$1M Construction Cost

Hughes

Winner: Residential Design – New Houses over \$1M Construction Cost
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Photographer: Travis De Clifford



The Hughes Road residence is a striking, carefully composed and resolved project.

The clients wanted a new residence with lap pool to accommodate a family with three young children, and frequently visiting guests, with zoning for the privacy of all parties. As avid entertainers, the clients requested a billiard room and bar, and that living spaces would flow effortlessly onto outdoor entertaining areas.



The building is elevated above a difficult site to maximise spectacular bay views. Resolution of access, functional planning, and the development of bold architectural forms have been integrated to create an outstanding design.

The building has a geometric articulated street façade: access is through a controlled journey that leads to an elevated timber lined terrace. The residence wraps around this terrace and, with the use of extensive bifold doors, allows the interior to seamlessly open into the exterior, clearly answering the clients brief for "effortlessly connecting the exterior with the interior".



A restrained palette of low maintenance materials has been selected to provide colour and texture in defining the building form, and complementing the natural environment. Passive solar control has been considered with designed eaves overhangs and high-level controllable ventilation louvres. This residence would be a most exciting place in which to live! The successful integration of the many complex elements of this building design clearly makes this project a winner in this category.

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Steel was the material of choice for this application, given its inherent strength despite its limited size. Steel portals are designed to appear as though speared through the 'beach house' styled core of the detached guesthouse. Combined with the glass infill, the bedrooms within are provided an uninhibited view

The Tasman Project pipped the opposition to win the award for Most Effective Use of Steel. An excellent result has been achieved by providing a design that utilises steel portals to create angled floating second storey wings, reminiscent of the 1960s' 'modern' trend. Only steel could allow such strong cantilevers without the use of heavy beams and supporting posts.

The steel is also cleverly used and integrated as part of the façade to both provide structural integrity and unique form, reminding us that steel can not only be used as a structural element, but can also add another dimension to the aesthetics of a building.

This is an amazing transformation from an old brick garage to an inviting guesthouse, complete with views across the pool and tennis court areas.

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Tasman

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