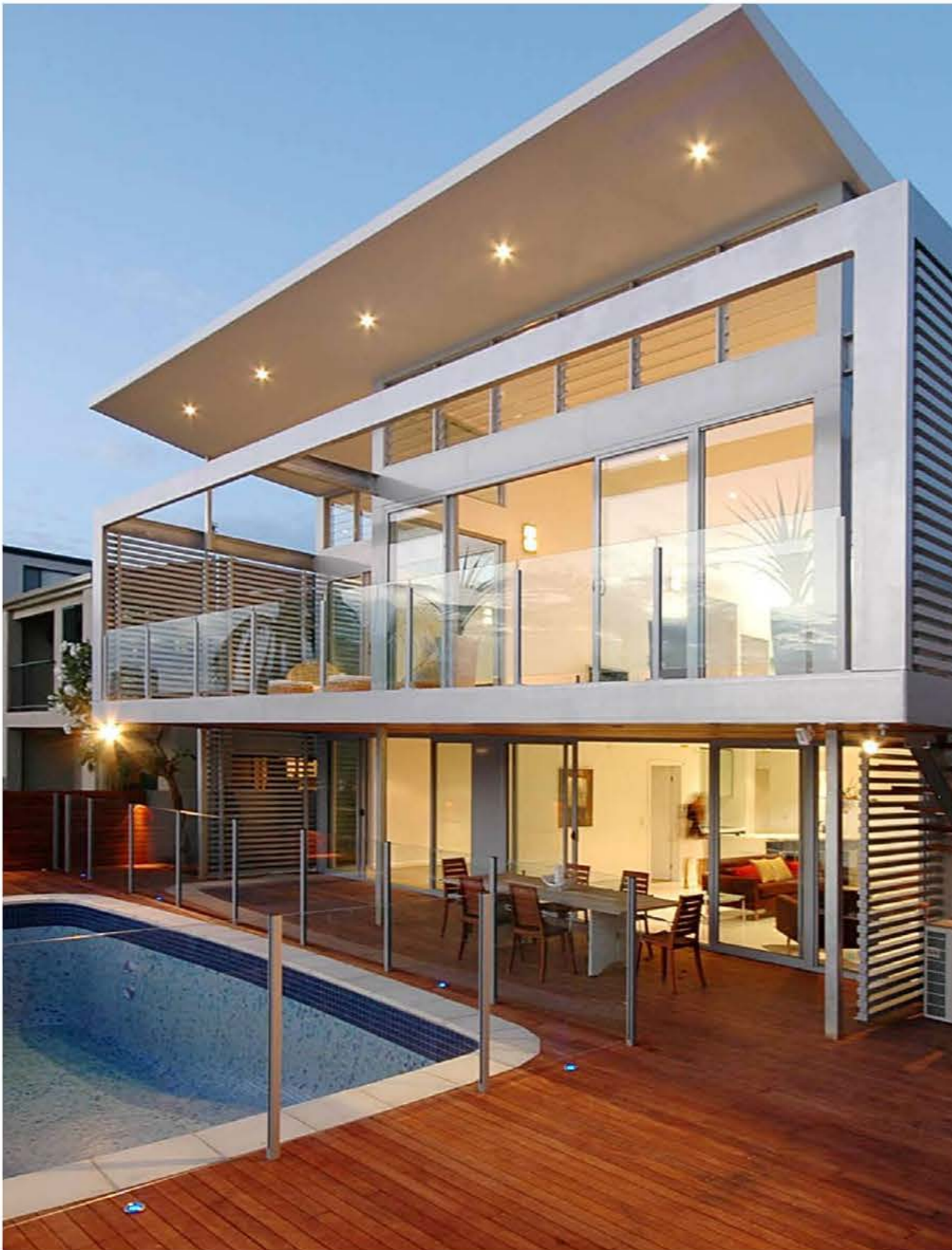


Design Intelligence

This extensively renovated residence, with striking elevations from both the street and waterfront, is positioned on Chevron Island at the Gold Coast. A home with this address needed a design that would set new benchmarks for the area and be appealing to a wide demographic.





The site offered immense opportunity, with spectacular 180° waterfront views to the southeast and distant views to the Gold Coast City skyline, which look particularly impressive in the evening.

Initially thought was given to whether the existing residence should be demolished or renovated. After careful consideration it was mutually concluded that an extensive renovation would be the most economic. Therefore, a primary design consideration was to utilise as much of the existing conditions as possible.

The clients wanted to develop the single dwelling site for immediate sale; the design therefore required a flexible floor plan layout that would be attractive to a varied audience.

The existing residence was located between two established double storey dwellings and opposite several multi-storey residential developments. The proximity and design of the surrounding developments encouraged overlooking into the waterfront entertaining areas and the northeast-facing living areas. The house itself was visually unattractive from both the street and waterfront views, and was dwarfed by the adjoining properties due to the declining angle of the roofing.

The structure of the existing residence was comprised of a slab on the ground, cavity brickwork external walls, and single skin rendered brickwork internal walls to the lower storey. A suspended slab and brick veneer external walls were constructed on the upper storey. Vibe were able to utilise approximately 70% of the existing structure in the new design.

The finished result is remarkable, with internal spaces designed to “maximise light, ventilation and potential views and yet maintain privacy”. There is a seamless transition between indoor and outdoor spaces. This was a request from the client, which he liked to refer to as an “invisible threshold”.

The specified building materials are of low maintenance and have longevity, especially considered for this waterfront location.

The new home is extremely liveable and offers an uncompromised aesthetic appeal, particularly from the street and waterfront. Vibe Design Group’s involvement in the project extended to the specification of all interior finishes, cabinetry design, electrical detailing and landscaping consideration.

The improved ceiling height accommodated louvre windows, which allow the deep penetration of northern sunlight and cross ventilation. A stainless steel portal encases a metal batten feature, which provides both relief from the northern sun and screening from the multi-residential developments opposite. The portal

detail is also repeated in the waterfront view. This striking feature makes the residence clearly identifiable from both vantage points.

Upon entering the dwelling your line of sight is directed down the angled hallway, giving an outlook to the swimming pool and canal beyond. A light colour palette has been used throughout the lower storey to give a feeling of height and space. The location of the lower storey bedrooms remained unchanged. The rumpus room wall has been brought back inline with the bedrooms, providing a generous outdoor entertaining area directly adjacent the swimming pool.

The client’s aspiration to create a seamless transition between interior and exterior space has been achieved by introducing a deck at the same finished floor level and increasing the height of the pool edge to suit. Glass pool fencing ensures uninterrupted water views.

Upstairs, the main living area continues along the entire length of the property. Highlight louvre windows provide cross ventilation and ensure the space is filled with light throughout the day. Filtered views of the Gold Coast city skyline are appreciated from the dining area, while the lounge spills onto the upper storey entertaining deck. The expansive kitchen includes a dumb-waiter to the garage below.

Also located on the upper storey are the master bedroom, study and powder room. The master bedroom is particularly generous in size and appears even more so given the glass doors separating it from the ensuite. This glass screen allows occupants bathing a view over the canal, whilst still maintaining privacy. The finished level of the bath and shower is increased to allow for drainage below and includes striking feature lighting. The result is a boutique hotel feel with a contemporary edge.

This outcome is a testament to what can be achieved when the client allows the designer the freedom of flexibility.

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