



GARDEN ETHOS

Stylish Integration into Local Neighbourhood

The contrasting aspects of Floreat's building legacy and modern-day "garden suburb" focus presented an intriguing challenge for the developers of this impressive home.

"In my search for the unique attributes of the site for Roscommon House," explained architect Neil Cownie, "I looked to the history of the suburb – its town planning, architecture and ideals of the original subdivision – for direction in creating a new house with a strong 'sense of belonging'.

"With a significant legacy of modernist and brutalist buildings still remaining in the suburb, I felt a responsibility to produce a design



for this new house that not only served the needs and desires of my clients but was also in conversation with the ethos of the suburb, without mimicking or replicating the past."

Mosman Bay Luxury Homes subsequently transformed Neil Cownie's design into an exceptional home featuring an undercroft double garage, open plan living areas on the ground floor and an impressive upstairs private roof garden off the master bedroom.

The kitchen and living area opens out to an expansive alfresco area; the three bedrooms include a master room with en-suite bathroom, two rooms sharing a bathroom and a separate powder room; and an office and reading room are also located on the ground floor.

THE TEAM



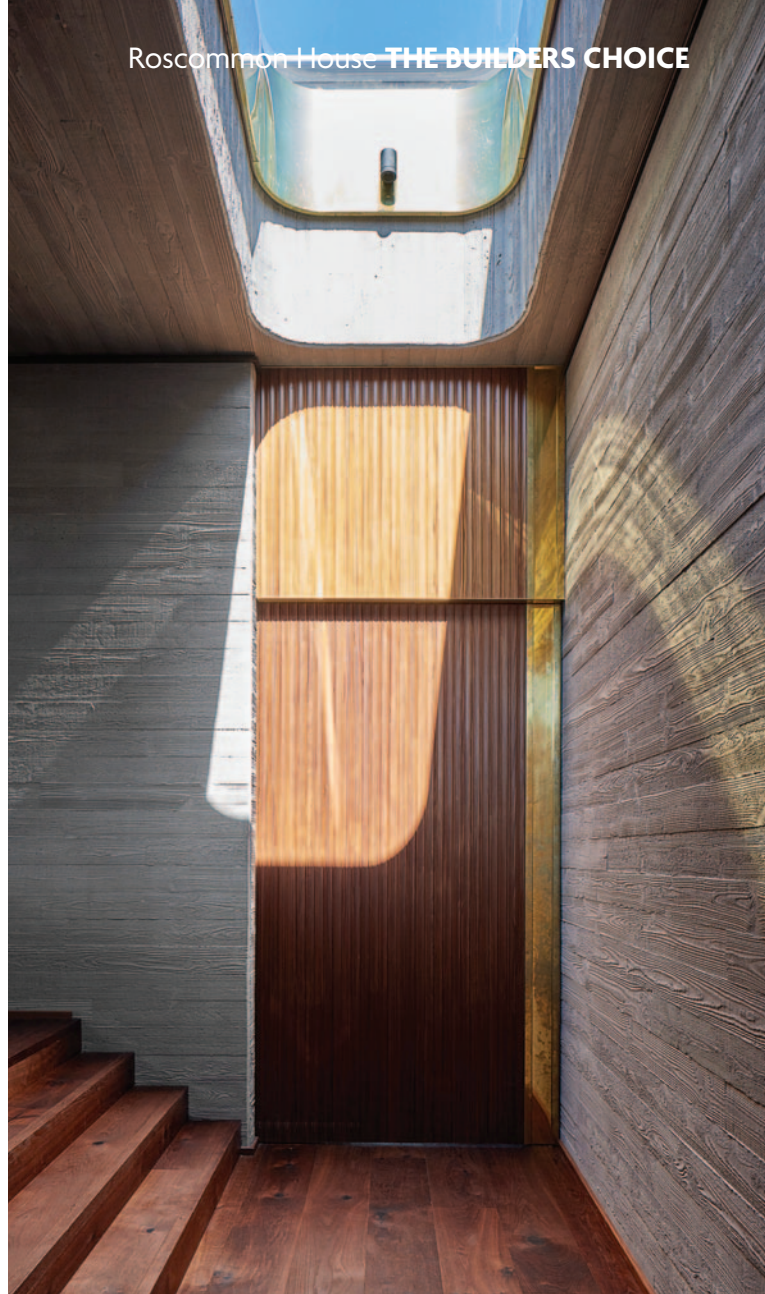
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“The individual design with top-quality timber and brass finishes sets the house apart from other residential projects”

The owners' brief for a mostly single-storey home – in tune with the area's style (which dates to the 1960s and early-1970s) – encouraged the architect to focus on integrating the building with the landscape, thus reducing the impact on site and effectively embedding the house into its neighbourhood surroundings.

He paid meticulous attention to respecting the suburb's garden-orientated history, creating a landscaping concept that blurs the boundaries of inside and outdoors through the use of “pocket” courtyards and roof terrace gardens.

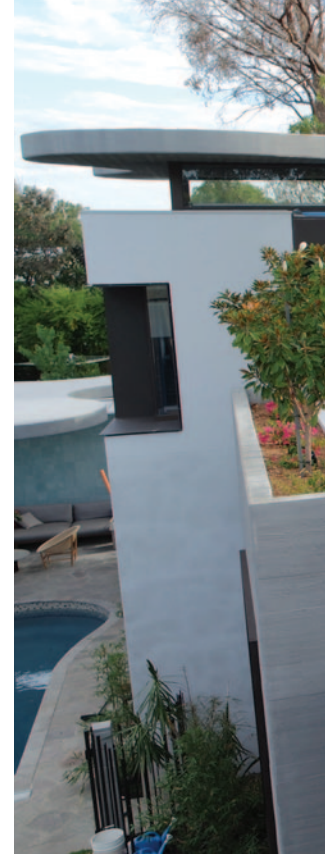
“The spatial arrangement of the pocket courtyards is also driven

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by environmental concerns," said Neil Cownie. "The building is teased apart to maximise winter solar penetration and to capture prevailing cooling breezes."

Complementing the house's passive solar design, the front roof conceals a 16.5kw photovoltaic array comprising 50 panels, which boosts the property's energy self-sufficiency; while timbers and finishes within the house were sourced from sustainable resources.

The distinctive finishes "were chosen for their modesty and their ability to age gracefully as the house endures, with all of them reflecting the ethos of seeking beauty from imperfection".

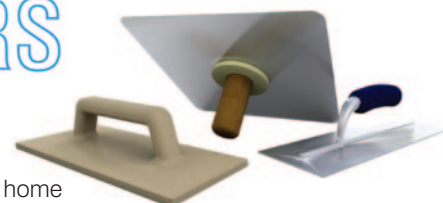
According to Neil, the design scope included not only architecture but also interior furnishings. "This holistic design opportunity enabled all aspects of the house to reflect its important 'handmade' aspect."

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Interior furnishings reinforce this artisanal concept through such elements as heavy linen with exposed hand-stitched edging; a custom-designed dining table, external dining table and bedside tables; and the family room rug. The custom-designed pendant lights illuminating the main stair void are integrated with the fluid forms of the recesses in the off-form concrete ceiling above.

The choice of a floral print fabric for the living room further reflected the “garden suburb” planning of the original subdivision.

The walls and ceilings have been designed as a series of unadulterated planes and blocks of interlocking sculptural shapes, emphasised through the services and lighting being generally discreet or even hidden. The lighting is separated from the ceilings by its suspension below, with only feature pendants of a handmade quality being highlighted – also the case in the dining room, kitchen, master bedroom and main stair void. The timber cabinet work and timber-clad wall elements merge as one to simplify the visual impact of the home's diverse spaces; and the fluid kitchen island bench, with its hovering stone top, pays tribute to an iconic beachside concrete kiosk building that has been preserved by the local community.

Other significant features include a timber-boarded concrete tilt panel and brick construction with standard insulation; anodised aluminium frames upstairs and downstairs; reverse-cycle air-



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“The spatial arrangement of the ‘pocket’ courtyards is also driven by environmental concerns”

conditioning; and a concrete swimming pool and pool house.

For Mosman Bay Luxury Homes, the main challenges involved incorporating significant timber bordered concrete finishes to the internal walls and ceilings; other complex finishing details such as curved timber ceilings and custom pendant lights; a driveway with concrete block set-outs; construction of the front door with its brass detail and custom door handle; and a scotia lining set-out throughout the interior areas (approximately four kilometres).

One especially satisfying milestone, they noted, was completion of the concrete structures, while other resounding successes

included the window and glass work (three months – leading to lock-up stage) and the joinery works.

Mosman Bay Luxury Homes praised the “high standard of workmanship from most trades – in particular, the carpenters (Wesprojex) and form workers (Grafform)” – and highlighted the architects’ excellent use of the site’s orientation to enhance solar efficiency, ventilation and light.

In conclusion, they said, “The individual design with top-quality timber and brass finishes sets the house apart from other residential projects.”



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"I felt a responsibility to produce a design for this new house that was in conversation with its ethos"



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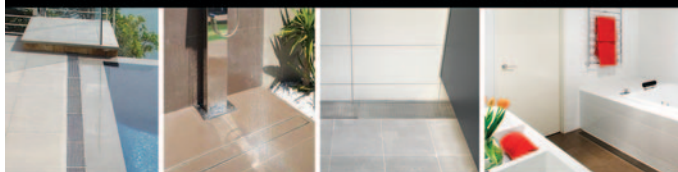


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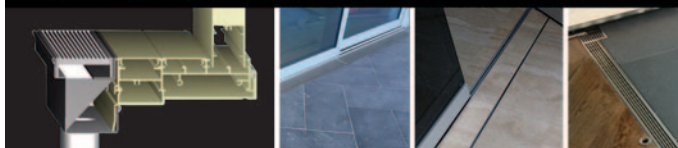
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