

New Residential Buildings 251sq m to 350sq m

Winner Whale Beach Residence Peter Downes Designs

When most people think of holiday homes, the humble shack springs instantly to mind.

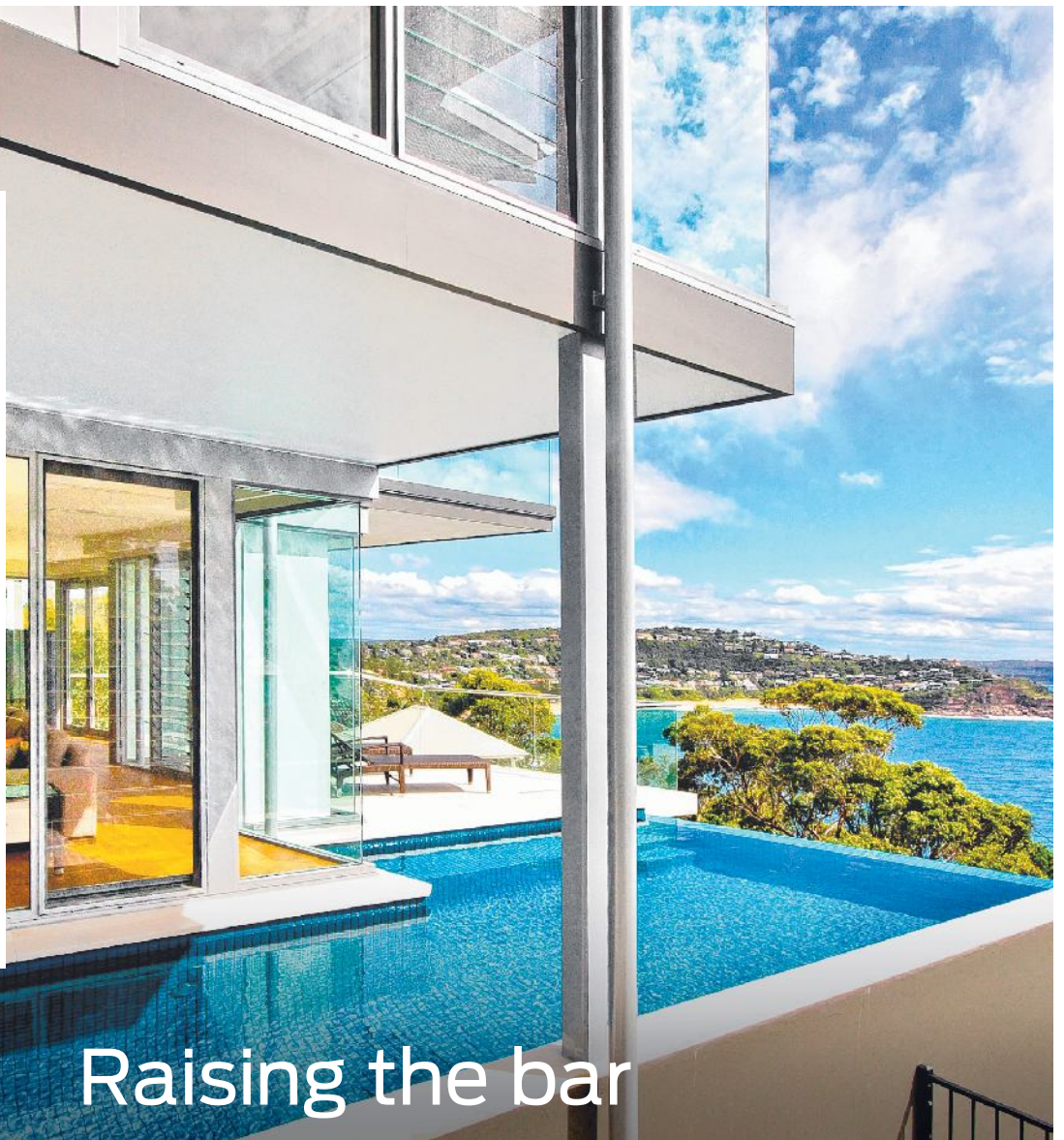
This spectacular northern beaches home (also pictured on cover) by multi-award-winning building designer Peter Downes could not be more different.

Although the views were expansive, the site was not, with the challenge to create a four-bedroom house and a pool that was still protected from prevailing coastal winds.

The main outdoor area has been positioned on the south side to protect it from strong winds while still maintaining water views through the lounge room.

The manner in which the multi-level home cascades down the block makes the best of the sloping site, while still maintaining a strong street presence.

And despite the luxury of the design, the use of classic holiday home materials, such as timber flooring, maintains a sense of relaxation.



Raising the bar

Want wow factor that won't break the bank? Look no further than these winning designs, writes Robyn Willis

New Residential Buildings up to 250sq m

Winner Art House One Kylie Mitchell Designs

The concept for this unique house has been realised from the design stage through to finishes and furnishings.

Described as a piece of sustainable art you can live in, it is only 72sq m internally but contains a main bedroom with walk-in robe, a bathroom with a double shower, plus a multi-purpose guest room and open-plan living, kitchen and dining area.

Passive solar principles have been applied by placing living areas to the north, while double-glazed windows and ample insulation ensure that this house in regional NSW retains the heat in winter and remains cooler in summer.

The most striking feature is its adherence to a detailed palette.



Sustainable design with luxury finishes was front and centre for the 2012 Building Designers Awards. The just-announced national awards showcase the great achievements of building designers across the country.

General manager for the BDA NSW, Ted Riddle, says building designers have practical skills to offer home owners looking to build.

"They do tend to be more practical because most building designers come from the industry," Ted says. "Often, they have spent time in the field working with builders and they frequently come up with more practical design solutions."

Ted says this often means building designers are more mindful of budget than a traditional architect, as well as the complexities involved in the building process.

"Most designers will be more economical in how they handle design and more hands-on working with the client," he says.

Most people looking to build or renovate their homes are second- or third-home owners, says Ted, and the economic downturn has resulted in scaled down projects for many.

"New housing has been down in the last 12 months," he says. home.willisr@dailytelegraph.com.au

For more winners go to
bdansw.com.au