

HIGH-END SUSTAINABILITY

According to Eco-Logical Building, sustainable construction comes down to building homes that offer their occupants higher comfort and more health benefits.



THE TEAM



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MCDONALD JONES ARCHITECTS

// **words** rachel dally-watkins // **images** joel barbita — d-max photography

'Sustainability' has become a building industry buzzword, but many don't fully understand what it means in the larger context.

Sustainable homes, such as those built by Eco-Logical Building, are designed, orientated, constructed and operated in a manner that reduces the overall impact of the building on both the natural environment and the health of people who live in it. The benefits of building sustainably include good natural lighting and a home that is warmer in winter and cooler in summer, offering the potential for savings on heating and cooling.

Reductions in waste and pollution are possible and new technologies are being developed all the time, allowing more efficient use of energy, water and other resources.

As a boutique builder focused on luxury houses, Eco-Logical Building has proven with its recently completed City Beach home that it is possible to mix high end design, construction



and finishes with sustainability.

Husband and wife team Brett and Kirsten Williams worked together with Daniel Jones of architectural firm McDonald Jones to create a contemporary house that captures the essence of beachside living.

The intuitive design of the four bedroom, three bathroom, two storey home with an undercroft garage has resulted in a light and bright home with flexible living areas and a strong relationship between the indoor and outdoor, finished to a high quality of understated elegance.

The front elevation of the home creates a remarkable first impression, with a laser cut metal screen covering a section of the balconies.

"The screen covers the study and the master bedroom, giving the owners privacy but still allowing the western sunset to filter through," Brett said.

On the ground floor, the home's open plan living room, library and dining area lead to a cleverly designed kitchen with plenty of storage, a walk in pantry and scullery. The living areas are positioned to make the most of the westerly ocean vista, and the kitchen can be opened up via large bi-fold windows to create a

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The living areas are positioned to make the most of the westerly ocean vista, and the kitchen can be opened up via large bi-fold windows to create a clever alfresco area.



◀ clever alfresco area.

“Most people build an alfresco kitchen out the back that’s separate to the rest of the house, but what we did was make the alfresco part of the house,” Brett said.

“The kitchen is the centre of the outdoor area, opening out to the pool area and an enclosed, decked alfresco area.”

“It’s excellent for entertaining,” Kirsten said.

“You’re not shutting people away in the kitchen, it can all be opened up and it offers great flexibility.”

The pool area is finished with a high end concrete and flush thresholds are utilised throughout the indoor and outdoor spaces,

negating any issues of accessibility.

“We used Classicplank jarrah timber decking sourced from sustainably managed forests from the South West of WA,” Brett said.

“The decking has no treatment on it and will be left to weather for a beachy look, making it maintenance free.”

The alfresco links the main living spaces to the rear wing of the home, which features two large bedrooms, a bathroom, powder room and laundry.

“The design of the house is so flexible and the rear wing is perfect for adult children or guests because you can actually close it off,” Kirsten said.

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The upstairs zone is dedicated to the large master bedroom, impressive robe room and a well appointed ensuite with double basins and a walk in shower with a built-in seat.

"The clients wanted a home they could stay in for a long time, so the design includes a lift as well as a stair case, wider doorways and everything laid out so that access is easy for all abilities," Kirsten said.

The home has good orientation and excellent cross flow ventilation, creating a light atmosphere with plenty of natural air flow.

"The insulated panel lift garage doors stop the heat ingress underneath the house and keeps that insulated. We used cavity brick insulation in all the external walls, and there are R4.0 thermal bats in the ceiling as well," Brett said.

The house also utilises photovoltaic cells for power generation, two heat pumps for hot water, louvers on the windows throughout the living areas and water efficient fixtures. There are ceiling fans throughout to minimise the need for air conditioning, energy efficient appliances and LED lighting.

"The air conditioning is zoned so that areas not being used can be isolated, so you're not trying to cool the whole house all the time," Kirsten said.

"You can see how important the orientation is, and we've amplified that with higher ceilings and higher doorways to create a good cross flow," Brett said.

"With the correct design, prevailing winds are channelled through the home improving indoor air quality and keeping air conditioner use to a minimum."

Minimising the effect of construction on the environment is an important part of sustainable building. During construction, waste was sorted on site and the site was kept as clean and tidy as possible, with the painters using a cleaning station to prevent soil contamination. **BC**

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