

THE KING OF



Queenscliff

A floating roof, Pacific Ocean views and three levels of luxury living all wrapped up in pretty spotted gum cladding

WORDS LOUISE SMITHERS **PHOTOGRAPHY** SIMON WHITBREAD

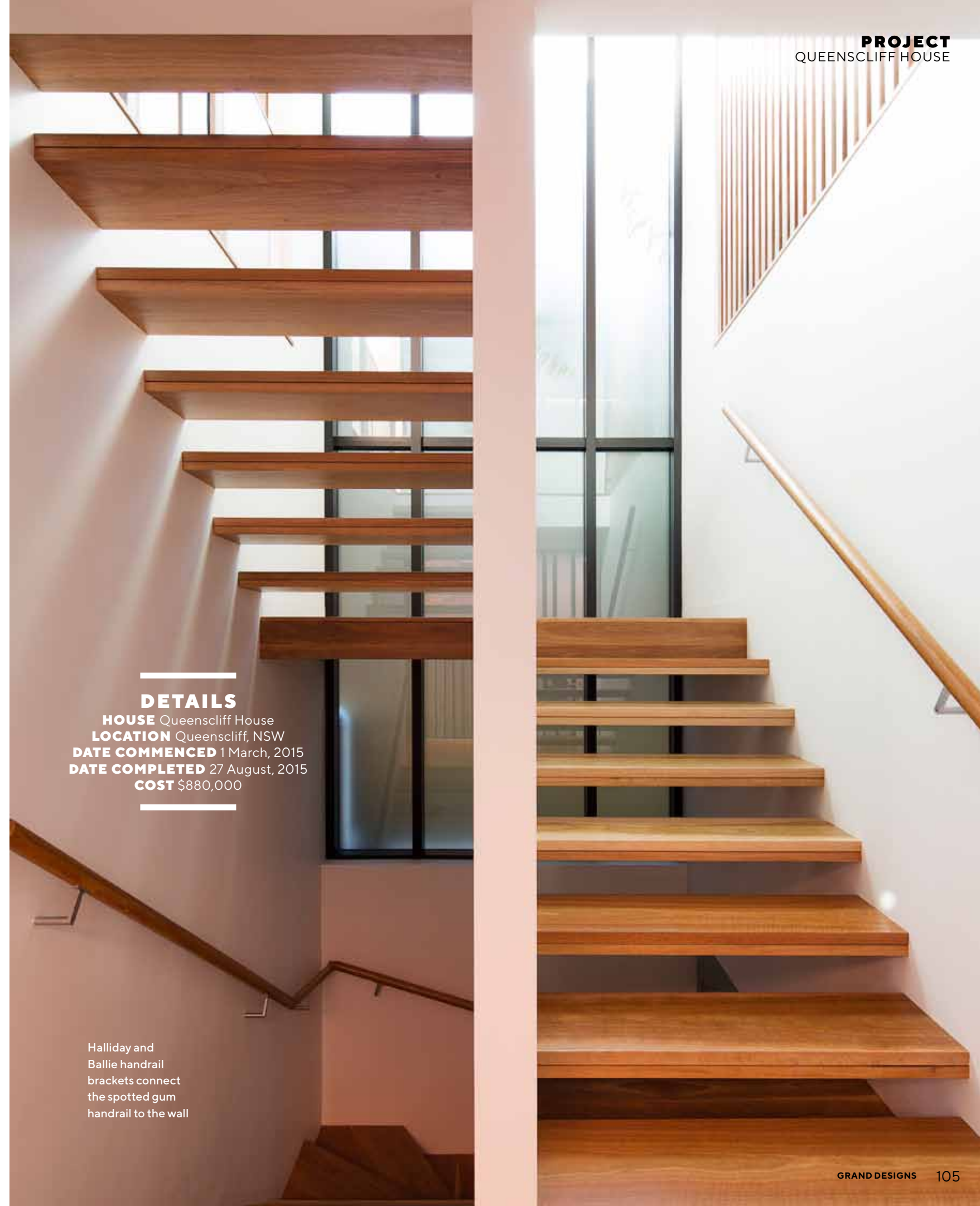
PROJECT
QUEENSCLIFF HOUSE

Timber battens
make the roof
appear to float
above the house





The kitchen features 130mm spotted gum floorboards



DETAILS

HOUSE Queenscliff House
LOCATION Queenscliff, NSW
DATE COMMENCED 1 March, 2015
DATE COMPLETED 27 August, 2015
COST \$880,000

Halliday and Ballie handrail brackets connect the spotted gum handrail to the wall



Six months was all the time needed to complete this multi-level beachside home on Sydney's Northern Beaches. We know what you're thinking: *How can you get a house finished so quickly?* The answer is simple. Own your own building company, accept your wife as a client and realise you have no choice but to fulfil her demands. Happy wife, happy life, am I right? That's what happened in the Lovell household, when builder Phil agreed to a renovation and new build in Queenscliff. "I often joked that having my wife as the client meant that it was hard to finish work in the evenings," says Phil Lovell, owner/director of Lawson & Lovell Building Services. "At dinnertime, she would ask: 'How long is it going to take? When is it going to be finished?' As a result, the project was completed in six months."

While the dutiful husband came through with the goods, he also used the opportunity to cross a few points off his architectural bucket list and, after owning a building company for 15 years, you can safely assume the list was long. He entrusted the architects at Watershed with fulfilling his dreams and making his wife's desire for a larger family home come true.

The Queenscliff site comprised an existing house at the rear of the block that was in prime position for a subdivision to infill the compact site overlooking Manly. However, a few issues needed to be addressed before building could commence. Namely, the 7.2m site that required consideration with regard to the neighbouring apartment blocks.

**EDITOR'S
FAVOURITE**

THE LOFTY CEILINGS AND
HIGH-LEVEL WINDOWS THAT
FLOOD THE HOME WITH
NATURAL LIGHT

"THE CEILINGS ARE FINISHED
IN SPOTTED GUM BATTENS
THAT EXTEND TO THE EAVES
OUTSIDE" - PHIL LOVELL

Contemporary and cosy, this living room offers the ideal spot to unwind



An open stairwell allows light to filter down to the lower levels



The orientation of windows and some frosted glazing overcame this. The south-facing orientation was also an issue, as natural light was important to the family. Clever planning again came to the rescue with high-level windows and the use of voids and stairwell windows successfully flooding the home with light.

The existing house was retained, while the new home was cleverly designed to fit at the front of the site. "One town planner described it as filling the missing tooth of the block," says Phil.

Phil and his young family are keen entertainers and required an open-plan kitchen so they never miss out on the action. The brief also called for three bedrooms, a home office, plenty of natural light and maximum privacy.

The brief materialised into a spectacular three-level dwelling where the ground floor boasts a tandem garage, laundry and office. Three bedrooms fill the first level, including the master bedroom with ensuite, main bathroom for the kids and a back garden. One of the bedrooms opens onto a deck, with a void and open stairwell allowing light from the floor above to filter into the space.

Up top on level two, the much-wanted open-plan kitchen and dining area dominates. Spotted gum privacy screening simulates division without impeding the flow. "High ceilings with a pop-up roof allow plenty of light in and are finished in spotted gum battens that extend to the eaves outside," says Phil, whose intention was to make the roof appear to float above the house. "The use of the timber battens with compact insulation gives great sound quality with no reverberation, which can sometimes occur when you have two hard surfaces in one area."

The house sets itself apart from the brick and concrete forms of the neighbouring apartment buildings with a finely detailed steel frame and spotted gum cladding. "One of my favourite details is the structural steel at the front of the building that allows the glazing at the front to butt into it. This is the part of the structure that makes the roof look like it is floating," says Phil. "It's a detail that we worked on with the architect and the engineer to come up with and it's a detail that a lot of people wouldn't recognise."

It may not be recognisable, but it certainly is memorable and makes this home one that deserves a round of applause that raises the roof (even further). 🏡

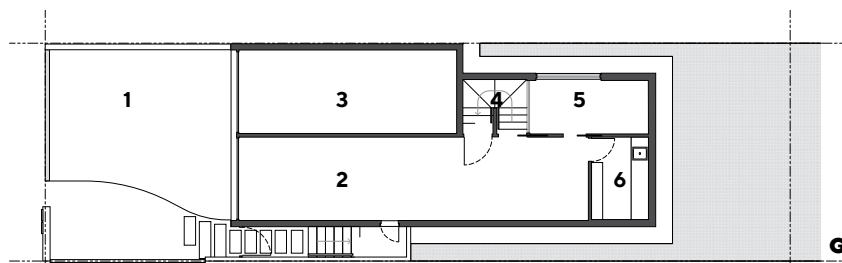
"HIGH CEILINGS WITH A POP-UP ROOF ALLOW PLENTY OF LIGHT IN" – PHIL LOVELL

WE LOVE
THE SPOTTED GUM PRIVACY SCREENS THAT SIMULATE DIVISION WITHOUT IMPEDING FLOW

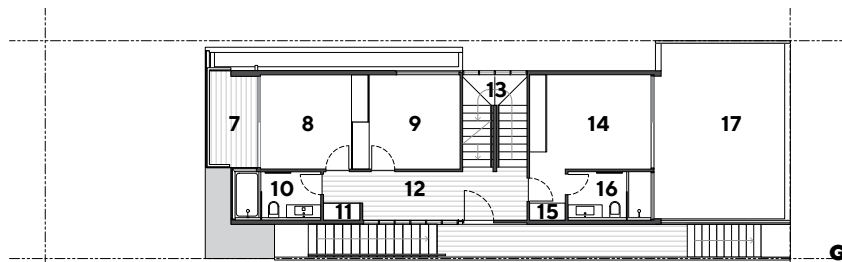




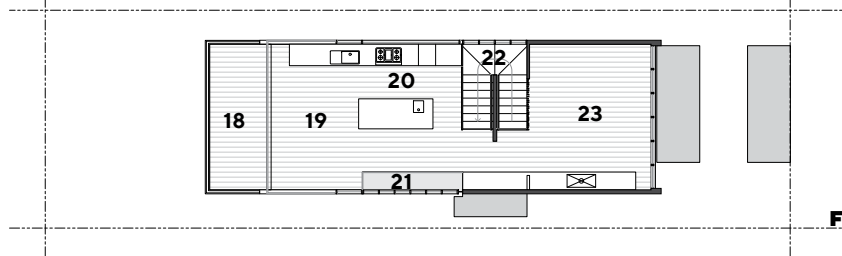
All three bedrooms are located on the first floor



GARAGE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LEGEND

- 1 New Driveway
- 2 Garage 1
- 3 Garage 2
- 4 Stair 1
- 5 Store/Study
- 6 Laundry
- 7 Balcony 1
- 8 Bedroom 3
- 9 Bedroom 2
- 10 Bathroom 1
- 11 Linen Closet
- 12 Entry
- 13 Stair 2
- 14 Bedroom 1
- 15 Wardrobe
- 16 Ensuite
- 17 Courtyard
- 18 Balcony 2
- 19 Dining
- 20 Kitchen
- 21 Void
- 22 Stair
- 23 Living

PROJECT TEAM

ARCHITECTS Mark Korgul and Evan Howard – Watershed Design, watersheddesign.com.au

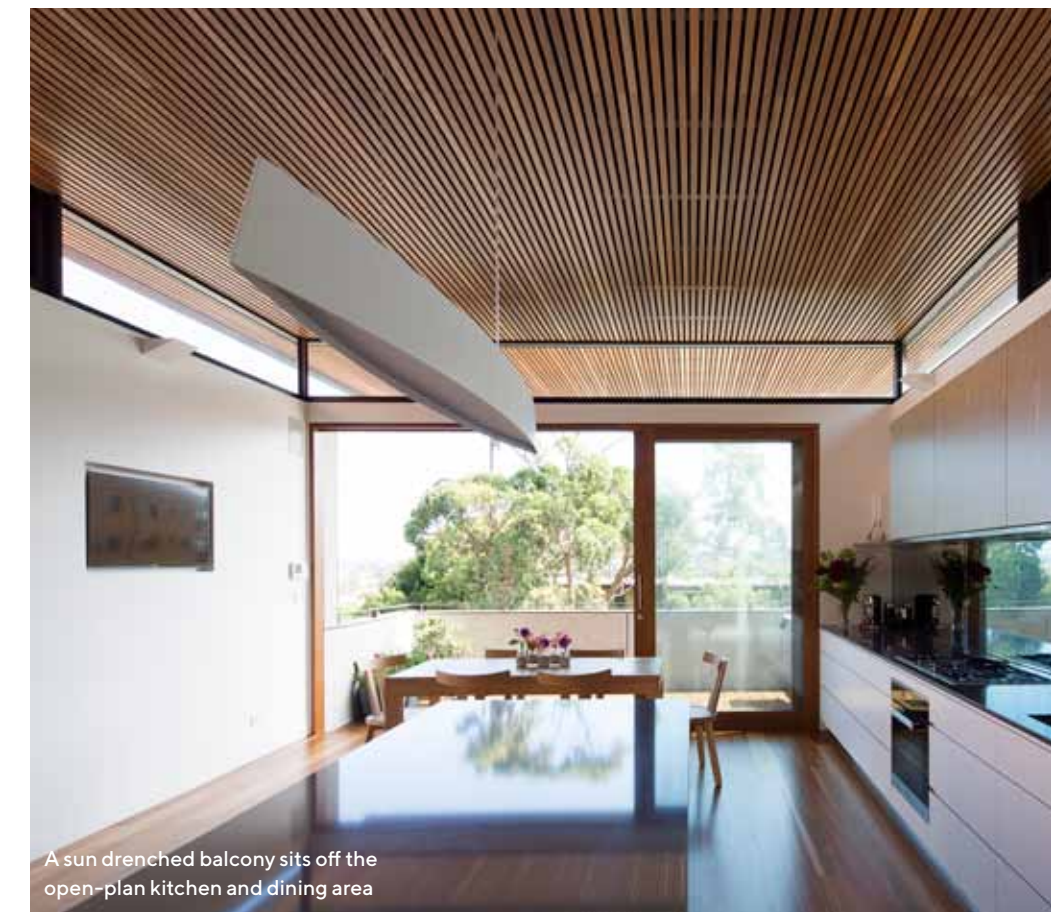
BUILDER Lawson & Lovell Building Services, northernbeachesbuilders.com.au

INTERIOR DESIGNER Annie Benjamin, anniebenjamindesign.com.au

SERVICES

Lighting supplier Tovo Lighting, tovolighting.com.au

Joinery McGee Projects, mcgeeprojects.com.au



A sun drenched balcony sits off the open-plan kitchen and dining area

01



Mood Board

02



Colour Palette

A modern classic colour palette. Timber is light-coloured with the typical Scandinavian highlights of blue, grey and pinky red. The black steel and bar stools act as a frame to anchor the space

03



05



06



04



01/ Jamaica Fluorescent suspension lamp by Marc Sadler for Foscarini.

spacefurniture.com.au

02/ *a true story*, 2016, 198 x 167cm, oil on linen by Michael Muir.

martinbrownecontemporary.com

03/ Sipa Milano chair in natural oak by Curious Grace.

curiousgrace.com.au

04/ About A Stool bar stool by Hee Welling for HAY.

cultdesign.com.au

05/ Oak Slice dining table by Ethnicraft.

curiousgrace.com.au

06/ Puku ottoman.

cocoflip.com.au