



AGGA DESIGN  
AWARD WINNER –  
DOMESTIC  
OVER \$20K

*Designer: Mark Gacasa of Ultraspace Builder: Stewart Homes Pty Ltd*



# Winning on Every Front

> Photography Fred McKie, Text by Tim Roberts

**G.James was recently awarded the Best Residential Project Over \$20,000 for their Mt Mee residence, an extensively glazed rural home in an unforgettable setting.**

Situated in the stunning, rugged area of Campbells Pocket an hour north of Brisbane, this exquisite home provides the ideal focal point for the dramatic natural backdrop of Queensland's Glasshouse Mountains. The vista extends still further by night, with viewable highlights including Moreton Bay and the Sunshine Coast.

The clients were eager to take full advantage of their natural panorama and stipulated three key criteria: first, the view is paramount; second, the home is to be visually appealing – both inside and out; and third, there is to be as much uninterrupted glass as possible.

To ensure these conditions were fully met, a variety of innovative glazing solutions were introduced. Throughout the residence, the glazing achieves a level of technological expertise that enhances the sheer pleasure and liveability of the house's interior spaces. All building materials, including the glazing systems were selected with the greatest care – Clear Sunergy was chosen for its all-round performance, including visible light transmittance, neutral appearance, low reflection, thermal insulation and solar control.

Ventilation is extensive - the house utilises innovative measures such as bi-fold doors, Aneeta windows and louvered windows, along with a full-width concealed sliding door at the western end. Louvres were selected for their 'total area' opening, and these characteristics combine to achieve optimum airflow from three directions.

Most impressively, specification of the right glazing system throughout has enabled natural daylight to flood the home while providing superior thermal performance. The residence's total glazed area of 234m<sup>2</sup>, or an incredible 30% of the total wall area, is highly notable in its own right – but the fact that a house with such extensive glazing levels also went on to collect a 6-star Energy Efficiency Assessment is even more impressive.

To get to this point, every path to energy conservation has been pursued in great detail, all glazing required superior thermal insulation, low reflection, solar control and clear visibility. This was carefully considered throughout the home in every application, including the bi-fold doors, Aneeta windows and louvres, frameless glass corners, and high-level glazing. This was also ensured by the skill of the installation team and master builder, working in tandem to achieve an extremely high level of precision and workmanship. Their eye was always focused on the detail and to achieving an exceptional finish.

The full-width opening concealed sliding doors, combining energy-efficiency and home security. The expanse of glazing again maximised natural light, allowing the panorama of the outdoors in.

'The entire design and build process is a testament to effective collaboration,' says Mr Greg Lewis of G.James. 'Ultraspace designed the project, and Stewart Homes the builder.'

'The original window schedule for the whole house was shelved during construction and completely redesigned. Multiple windows were replaced with single sheets of glass,' Greg notes. 'In the main living area we collectively came up with a solution to install the



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largest panel of Australian manufactured toughened laminate possible - that wasn't an easy ask - we couldn't have created it any bigger in Australia, or it would have had to come from overseas. This window was complimented by silicone butt corners and an innovative support bracket".

'We all share the accolades - a combination of talents including the Ultraspace's innovative design, Stewart Homes' experience and skill to incorporate that massive glazed panel into the project, and G.James's ability to supply and install the customised, oversized glazed panel' Greg continues. 'It's a superb result, of which we're all extremely proud.'

The project's success hinged on all three of us having good communication, clearly identifying our aims and pursuing every possibility. As the designer, builder and supplier, we said: "here's what we want to achieve," "here's what I can build", and "here's what we can supply." This collaboration has resulted in a unique and stand-out residence, built to exceptional standards.'

Although the glazing is the most prominent feature, distinctive touches occur throughout. 'There's plenty more detail in the house that isn't revealed at a glance, extending well beyond the glazing,' says Greg. 'You can't see any door handles, or a screw or rivet anywhere inside the house - the attention to detail is of such a high standard.'

An emphasis on innovation has greatly enhanced the owners' experience on this site, the interior is awash with natural light and open to inspiring panoramic views. The Mt Mee residence is destined to become a classic of residential design - both in terms of its ambitious environmental footprint and its daring use of materials. **GA**