



Energy

PROJECT

Edgecliffe Boulevard

LOCATION

Collaroy Plateau, NSW

ARCHITECT

Barry Rush & Associates

PRINCIPAL GLASS MANUFACTURER

Viridian

WINDOW FABRICATOR

Hanlon Windows

PRINCIPAL

Viridian 6.38mm ComfortPlus™ Neutral

Viridian 10.38mm ComfortPlus™ Neutral

Viridian 6.38mm Translucent Laminate

Viridian 6.38mm Clear Laminate

Viridian 6mm ComfortSave™ Neutral

Toughened (louvre blades)

SEA LIFE

Text – Samantha Senior
Photography – Studio 33 Photography

Maximising views from each of the residences was one of the key objectives for a four house development in Collaroy, a beachside suburb just north of Sydney. With the prominent site offering panoramic views across Collaroy beach out to sea and south to Long Reef, this is hardly surprising.

'Given the enviable location, the aim with each of the homes was certainly to maximise the views,' says architect, Barry Rush, from Barry Rush & Associates.



'The shape of the site resulted in three of the homes being positioned at the front of the block and one at the rear, so we had to undertake thorough planning to ensure the rear home had access to the views over and between the front buildings,' explains Barry.

With total floor areas ranging from just over 500sqm to 785sqm, the abodes are undeniably generous in size. Constructed from concrete and brick, the buildings are designed over three levels, with a basement level providing garaging for two to three cars, laundry and plentiful room for a home theatre or gym. Spread across the ground and first levels are four bedrooms, a study, multiple bathrooms and an open plan kitchen, dining and living space. Enveloped in floor to ceiling glass, the living area opens out onto an oversized entertaining terrace that is enclosed by glass balustrades.

The idyllic location and spacious floor plans are further complemented by quality finishes throughout, including: travertine flooring, polished timber floors and C-bus smart technology that enables lighting and audio to be easily controlled. Outdoors, a pool on the ground level of each home and landscaped gardens complete the vision.





In order to make the most of the extraordinary views, each of the residences is extensively glazed. Fabricated by Hanlon Windows, the windows and doors comprise Viridian glass in AWS Commercial Series aluminium frames.

'Due to the number of windows and doors installed to take in the breathtaking views, it was important that energy efficient glass was specified so as not to detrimentally impact on the thermal comfort of the homes,' says Steve Berry from Hanlon Windows.

To this end, Viridian ComfortPlus™ and Viridian ComfortSave™ were fitted in all windows and doors to achieve a comfortable living environment.

The Low E laminate glass products provide excellent thermal efficiency and superior solar control as well as retaining high levels of transparency with minimal reflection, all ideal for the home's seaside location.

Large sliding doors ensure unobstructed views of the ocean from inside the home as well as seamlessly integrating indoor and outdoor entertaining areas.

'The sliding doors were pivotal in achieving our aim of providing a dramatic outlook and help create a sense of nothing standing between you and the surroundings,' says Barry.

To take advantage of the sea breezes, louvre windows have been strategically positioned for effective cross ventilation.

According to Barry, the owner's creativity was central in shaping the design.

'I think it's fair to say he was quite adventurous in what he set out to achieve, however thankfully he has good taste, and I think the finished result reflects that.'

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