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## Bathing Beauty

Built with eco-friendly principles in mind, this beach house is clearly something different

**T** HIS TWO-STOREY home from Ecologie Group and E-Con B Groups Builders was designed as a relaxing holiday cottage with plenty of room for family and friends to visit. Open spaces with large decks for entertaining, high-vaulted ceilings, fresh sea breezes and stunning ocean views give this home a real edge.

Nestled in a cul-de-sac, a short 400 metres from the beach, the residence looks right at home in its semi-bushland setting. The northern gain to the site heavily influenced the design, while the 45-degree roof pitch was chosen to reflect the shape of the beach bathing cubicles popular in the early 1900s.

Designed to accommodate as little as two or as many as 20 people, this home is packed with a range of innovative features. The lower floor houses a garage and three big bedrooms, spacious enough to cater for large families and get-togethers. The bedrooms open out onto spectacular triangular decks on



the northern yard.

The artfully positioned open timber stairwell invites you to the upper floor. As the main feature of the home, the second level houses the main bedroom and an attractive spacious open living space.

Boasting vaulted ceilings and a spectacular outlook, the area includes a flow-through kitchen so the cooks aren't "stuck in the kitchen" and can join in any social activity. Decks on the northern side of the space make visitors feel as though they are amongst the tree tops. Large sliding windows open to both sides of the living areas, allowing cross-flow ventilation with the fresh ocean breezes.

While the home has an expertly designed interior and exterior, what makes it truly impressive is its eco-friendly status. Passively designed, the home encompasses Ecologie Group's five basic principles: mass, orientation, insulation, building shape, and ventilation and zoning. The residence was built using cost-effective and eco-friendly building materials that are termite free. Part of the work has been achieved using an insulated steel frame and insulating Hebel walls.

The roof is Colorbond steel and has been

fully insulated to create an R3 rating through the roof and ceiling. Tiled concrete floors to the lower and upper floor allow the sun to enter and keep the house warm in the winter. In summer, specially designed shading sails are used to block the sun from entering the home, keeping the house nice and cool.

Huge water tanks are buried in the northern yard area, providing 60 to 80 per cent of the water requirements for the house and preparation has been put in place for a future solar hot water system.

The strict hidden geometry behind the design of the building is one of the many special features of this home; it appears like any other beach house to the point where its eco-aspects have to be explained. Offering so much more than a luxury aesthetic, this two-storey home is subtly infused with all things passive. +

**MCMASTERS BEACH HOUSE**

**Size:** 286 square metres.

**Price:** \$500,000.

**Accommodation:** Four bedrooms, large open living space.

**Special features:** Eco-friendly home.



**details**

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