

Luxury
Designs that look and feel luxurious.



Sunshine Coast House

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Brisbane House

Unique
Thoughtful and creative designs that suit the individual.



Alexandra Headlands House

Sustainable
Sustainability principles and innovation adopted in the design process provide cost-effective and sensible solutions.



Eumundi House

Functional
Effectively planned designs to suit everyday activities.



Alexandra Headlands II House



PORTFOLIO
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Alexandra Headland House

The Alexandra Headland House is all curves, forming a beautiful silhouette against the headland. Spaces are planned over 3 levels, taking advantage of the gorgeous scenic coastal views with elevated living levels.



Typically house frontages are dominated by garages whereas this home cleverly positions the garage to the rear of the property, hidden from street view and creating a more engaging street presence. Also unlike typical home design is the front entry. Rather than a front door, the entry is pulled back into the home via a curved staircase. Visitors are able to experience different aspects of the home before even entering inside.

This uniqueness in detail along with the luxury of functionality creates a classic family home.



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Alexandra Headland House II



The Alexandra Headland house incorporates a very contemporary, minimalist design over three levels on a small, narrow allotment.

The internal layout design incorporates a large basement car park, an open style living area and varying bedroom zones. The main living area and master bedroom wrap around an elevated swimming pool providing a private outdoor entertaining terrace.



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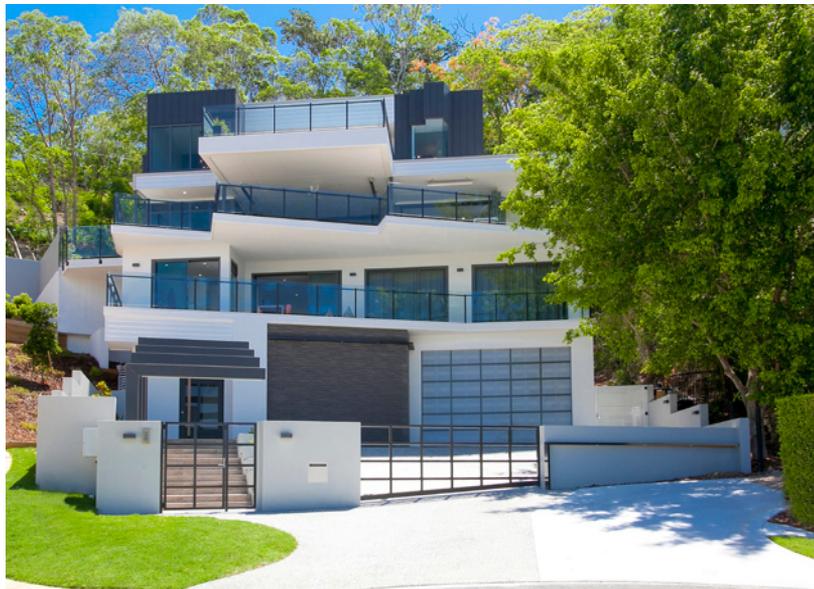
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Brisbane House

The Brisbane house offers the ultimate in city-side living, incorporating generously-sized four bedrooms and numerous living/entertainment spaces, all with spectacular views towards Brisbane City.

The house is laid out over four levels to best capture views – the lowest being partially inground, which lends to the thermal performance of the building envelope.



The transition between inside and outside is blurred by an extensive amount of glazing incorporated into the façade, offering views out in all directions and filling the house with natural daylight.

While the vast amount of glazing allows light to enter, it has also enabled cross ventilation through the house, reducing the client's total energy consumption.



The program of the open plan home include a 3 car garage, 4 bedrooms, study, office, feature living room fireplace, activity room, over sized kitchen, plunge pool, spa and outdoor shower.

The resulting design represents a luxurious take on Queensland's culture of outdoor living.

New Houses Over \$2M Construction Cost

Building Designers Association of Queensland (BDAQ) Regional Awards (Brisbane) 2015



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Dicky Beach House

Situated on small lot in Dicky Beach, this family home maximises outdoor living and reducing the building footprint by planning over 2 levels.

This has allowed for the separation between 2 modes of living, with everyday activities on the ground floor and private entertaining within the parents retreat on the 2nd floor.



The home provides generous spaces for the family incorporating 4 bedrooms, including a master suite with spa, ensuite and walk in robe; various living and entertaining areas that each open onto their own outdoor space, and other activity zones.



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Eumundi House

The initial brief on this project from our clients was for a 3 storey Sunshine Coast vernacular style house to maximise the views from the stunning hill-top location near Eumundi. The design was also to utilise the previously prepared building platform.

The completed house addressed and provided all requirements of the brief, with the addition of some additional rooms/elements that evolved during the design development.

Morphing out of the hilltop, the house has minimal impact to the slope vegetation, while leaving most of the flat pad area for the feature motor-court and entry area. The motor-court area design was a major success with a cobblestone circular drive, a centre feature fountain, spot lighting to highlight the existing cut embankment, garage doors with murals, a façade wall semi-concealing the house, and appropriate potted plants. The result produced a stunning European influenced space which added to the eclectic mix of design components in the overall house.



New Homes over 450 square metres Category
Building Designers Association of Queensland (BDAQ) State Awards 2012

New Homes over 450 square metres Category
Building Designers Association of Queensland (BDAQ) Regional Awards (Sunshine Coast) 2012

Australian Solutions in Steel Award - Finalist
HIA-CSR Australian Housing Awards 2012

Best Use of Windows Award
Abode 2012 Garden, Pool & Landscape Awards



All areas of the house involve operable glazing allowing maximum light and ventilation. This, combined with the solar panels and water storage, has led to a very efficient outcome for such a large house. Orientation of the house has helped with extensive glazing to the east and north and minimising to the west. Large overhangs to walls and decks, adds to thermal performance of the house.

The resultant compliments/comments from the client and their friends justifies the extensive time spent in design and collaboration during the construction. The house is a testament to the eclectic mix of vernacular and contemporary design complementing the client's furniture and material selections.



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Kawana House

Positioned on a highly visible site, the client for the Kawana House requested a design with striking visual impact.

Programatically, the brief included the requirement for 4 bedrooms, generous casual and formal living areas, kitchen suited for entertaining, office, large garage and feature pool.



These spaces have been achieved by thoughtful planning over 2 levels, providing height to maximise views as well as privacy from the public boardwalk. The house presents to the street spectacularly with a feature curved roof and an articulated facade of vertical elements.



Evoking the canal frontage, the street entry incorporates a stepped bridging walkway over a large water feature. The resulting home takes full advantage of its canal front location while also being considerate to its public.



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Noosa Heads House



Growing to suit its family, this coastal timber house underwent an extensive renovation to become a comfortable and modern home.

The largest change to the home has been the extension to the bottom level, to incorporate a new bedroom, laundry, family room and a two car garage to replace the existing carport.



First floor alterations include a new front deck and connecting bridge to the street which allows direct pedestrian entry. Other alterations include new entry portico, master bedroom extension, new walk-in-robe, and new renovated ensuite and kitchen.

Additional full height glazing has been installed to increase daylight and to maximise views out to the Noosa River.



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Noosa Waters House



Responding to a request for a house that was 'different' and had as many curves as possible, this project has certainly achieved its client's brief. Brad Read Design Group worked closely with the client to ensure that the design reflected their nautical style as well as their social lifestyle.

The completed house provides a modern design incorporating generous curves which is also reflected in the external areas. The form of the building includes varying parapets and a main feature roof resembling the shape of an upturned boat.



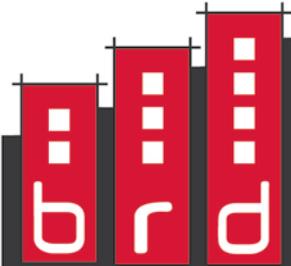
The internal layout provides for the bedroom and living areas on 2 levels to maximise views of the water and integration with the outside spaces.

This internal program includes 5 bedrooms, several ensuites and multiple living areas. As entertaining was a high consideration, the design therefore features a kitchen that is positioned to serve 3 different zones.



Highlights of the design include a stepping entry with water feature and custom entry door, a large feature pool and spa area, cantilevering staircase and a sculptural Japanese garden.

Extensive use of glass, timber and steel have been used internally and externally to create features and focal points.



GROUP

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Sunshine Coast House

From the humble colonial brick start, this residence on the Sunshine Coast has experienced an astonishing transformation into a stately presence.

Situated in a lush leafy site, this family home has expanded to provide 5 bedrooms, including a grand 85m² Master Suite, various living and entertaining spaces, a designated 'pub feel' games room,



fully equipped gymnasium, pool pavilion, tennis court cabana and diverse outdoor entertaining and activity zones.

From the overall form to the finer detailing, the design is a truly luxurious and unique residence.

Residential Design: Alterations and Additions Over \$600,000

Building Designers Association of Queensland (BDAQ) Regional Awards (Sunshine Coast) 2015



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