



VERSATILE DESIGN: Architects Mark and Angela Jamison turned a 1980s building into a fresh and modern open-plan home.



DYNAMIC DUO UP FOR CHALLENGE

MICHELLE COLLINS

WHEN Mark and Angela Jamison – who together make up Jamison Architects – first saw this Burleigh Hill duplex, they knew the project would be a challenge. But the result is a once-in-a-lifetime home.

For starters, the '80s building was practically pinned to the side of a steep hill and, while most duplexes are side-by-side homes, this was one below the other. They also didn't meet the current fire separation standards. Then there were the structural challenges of adding another level.

"It broke nearly every rule in the town plan in regard to boundaries and building

heights," Mr Jamison said, adding they submitted an extensive development application and consulted with neighbouring homeowners.

The project involved opening the living spaces to views of the Pacific Ocean and adding another level to incorporate a penthouse-like master suite and an outside entertainment area.

Mr Jamison said the main bedroom levels did not get good views, and the living area only had narrow windows and was restricted by the sloping roof.

"We couldn't go wider to increase the views, so the option was to go higher," he said. "It increased the ocean views and distant city views to

the side and allowed more natural light."

On the new top level is a bedroom, lounge retreat, ensuite and walk-in wardrobe.

The bedroom level is slightly raised to look over the lounge and it can be opened to connect with the covered entertainment terrace and lounge retreat, or screened for privacy.

"The owners wanted a massive entertaining deck," Ms Jamison said.

"They wanted a place where they could just lounge or have friends over."

A balustrade railing was chosen for the deck to mimic the vertical louvers at the side, which increase cross ventilation, views and privacy.

Plus, there are practical benefits over glass.

"It's easier to maintain as well," Ms Jamison said. "It allows a lot more breeze in and you don't have to worry about continuously having to clean it."

The original carport at the front of the duplex was enclosed with spotted gum to connect it to the main building.

"We didn't want the garage to dominate the streetscape," Mr Jamison said. "Instead, it looks like a beautiful timber wall but it is a tilt door that opens up."

It also highlights the sculptured tree stump toward the front of the duplex, which is on the neighbouring block but is a strong focal point.

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