• category

• project address

• designer

• 1– New Homes up to 250 square metres and bathroom

• “Mosey House” Dayboro Q 4521

• Latemore Design

Category 1: Mosey
Design brief

- Design house on acreage block on outskirts of Dayboro
- Retreat from busy professional lives and into retirement.
- Quite steep on the northern half, slopes from north-west to south-east
- Good views towards Pine River valley, across site to SW.
- Site is medium risk for bushfires.
- Owners required 3 bedroom + study with open plan living.
- Envisaged elevated building, with cars and tanks under.
- Thought compact house of standard layout would suit.
- Willing to hear what Latemore Design thought.
- Preferred well separated master bedroom, access to views.

Category 1 : Mosey
Design analysis + outcome

- Site investigation found designated building area (BDA) poorly placed.
- Designers obtained approval from Pine Rivers Shire Council (PRSC), to move DBA away from a concourse of water flows, and further up the slope.
- Latemore Design suggested a long thin building, following the contours, which put it nearly on an east-west axis.
- Initial sketches encouraged an angled axis through living zone to suit the view to south-west.
- Sustainability important with tanks, worm farm style septic system, compact fluorescent lights, some e-glass.
- East-west axis encouraged energy efficiency, and cross ventilation.
- Building responds to bushfire risks.
- Living located between west main bedroom and other east bedrooms.
- Full carport under at west, which suited drive and views.
- Rooves all skillions, angled up to or near north. Angled spine ‘breaks’ building, with its roof lifted above others to create drama.
- Building’s layout means it can be extended at east or under.

Category 1: Mosey
Mosey House

Rear NE
On deck towards master bedroom
Mosey House

Clever bbq cantilevered off handrails!

On deck towards living
Mosey House
Mosey House

View from deck
Mosey House

stairs

Hallway from living to bedroom
Mosey House

Bedroom with e-glass
Laundry in kitchen cupboard
Mosey House

kitchen
Mosey House

Ensuite bathroom with view
Mosey House

Ensuite bathroom

Ensuite bathroom
Mosey House

3D sketch from above SW
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