



## OTAGO EDGE

### WINNER

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TAS Building Design of the Year

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Bathroom Design (EC)

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Small Works Project (EC)

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New House over \$3M (EC)

**Location:** Otago Bay, TAS

**Designer:** Mike Cleaver | Clever Design

**Website:** [www.cleverdesign.com.au](http://www.cleverdesign.com.au)

**Builder:** Delaney & Co

**Energy Assessor:** Wayne Gorman - Energy Man

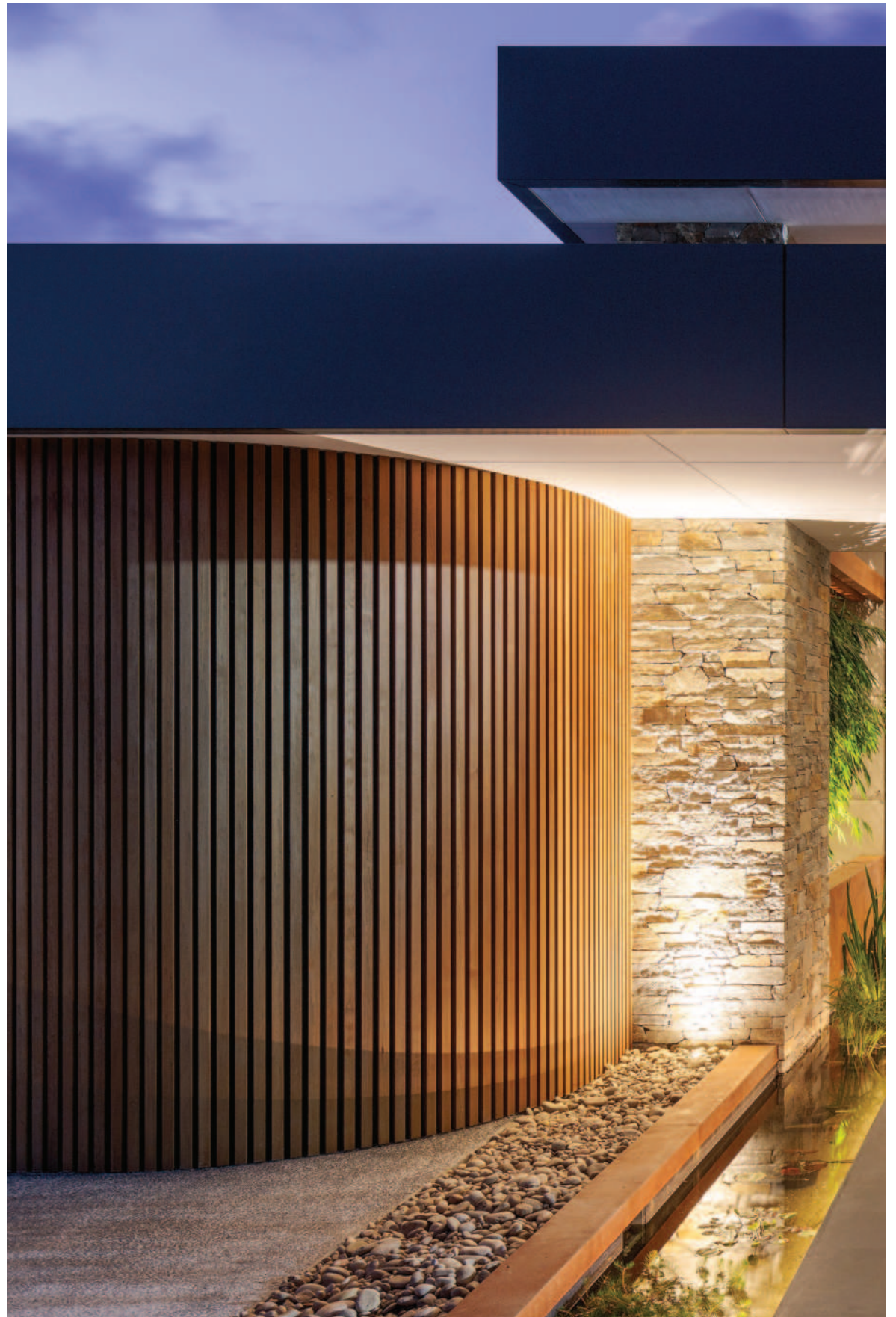
**Photographer:** Peter Mathew

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### Project Brief

The project involved replacing an existing 1980s home on a rural allotment to maximise northern solar gain and riverside views. The goal was a modern, single-storey, and unique home with a strong connection to the natural surroundings. Key features included a grand entry, spacious living areas, a wood flame fire, river views from the kitchen, a butler's pantry, and outdoor amenities like an alfresco area, spa pool, and fire pit. Despite multiple revisions, the design successfully met these challenges while harmonising with the environment.

*Step through the entrance on the Southern facade and be welcomed by a breathtaking 7.8-meter-long floating concrete bridge, leading you into a foyer bathed in natural light. This innovative architectural marvel exudes an irresistible sense of excitement and 'wow factor,' effortlessly connecting you with the mesmerizing waterscape that awaits beyond*





### Sustainability Considerations

This environmentally sustainable home strategically harnesses natural resources for maximum energy efficiency. Its northern orientation and high-light glazing capitalise on solar gain and cross-flow ventilation. Skylights and segmented window systems optimise natural light and ventilation. The use of Western Red Cedar embraces sustainability in design and materials. An innovative HVAC system, powered by renewable energy, handles heating, cooling, and hot water efficiently. Wastewater and stormwater management systems support site irrigation, with a freshwater pond sourced from stormwater. These thoughtful measures create a harmonious blend of sustainability, functionality, and aesthetics.

### Judges' Comments

This project is nothing short of remarkable. Despite the challenges and constraints faced, the design team has delivered an outstanding result. The use of concrete with its imperfections adds a unique and captivating touch to the space. The fire pit and spa are delightful features, enhancing the overall appeal. There's no denying the innovative solutions and the successful fulfillment of the client's brief. It's a project that deserves recognition and applause for its excellence.

*The exposed grain texture of the large-sized western red cedar beams are a distinguishing design feature that provides a softening feel with replicas of timber battening and screens in the main bathroom, powder room and all ensuites.*







*With energy efficient principles at the core, this environmentally sustainable home utilises natural stone and in-situ off-form concrete walling. This methodology was designed to solidify the building whilst using a seamless micro-cement finish on the concrete slab providing the essential internal thermal mass to minimise internal temperature fluctuation.*

