

Looking forward

This innovative, award-winning home is an inspiring example of universal design, building excellence and adaptability



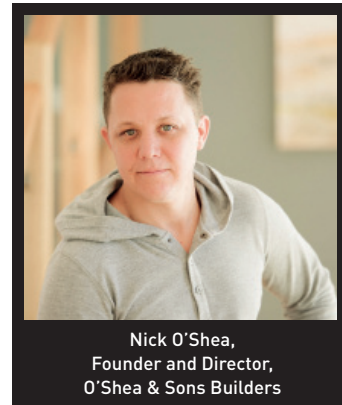
Whether retirement is on the horizon, you have a family member with mobility challenges, or you are seeking to invest for the future, a universally designed home that has met the Liveable Housing Australia Guidelines is the answer. A universally designed home has inclusive living spaces, is easy for people of all ages and abilities to enter and navigate, and can be readily adapted as needs change. This award-winning home, dubbed the Pavilion Lutzow Project, is a stellar example of future-proofing through universal design and adherence to the Liveable Housing Australia Guidelines.

With retirement in sight and looking to downsize, John and Maree O'Shea envisaged an accessible home where their nine grandkids could visit and John, who was left with lifelong mobility challenges and limitations following an accident, could get around unimpeded.

"Provision for possible onsite care is critical," says Nick O'Shea, founder and Director of O'Shea & Sons

Builders. "What's more important is that we have made accessible features sexy. They are not merely practical solutions; they also look sensational and we think this project will ignite curiosity from numerous family groups, particularly those interested in retiring without the prospect of a nursing home."

Citing the multi-layered nature of the modern-day retiree as the impetus for this grand design, Nick says the home, designed in collaboration with Brad Cross of Jazz Designs, is ideal for those seeking quality and security in their golden years. The owners, keen caravaners, also wanted a design that would accommodate their home on wheels.



Nick O'Shea,
Founder and Director,
O'Shea & Sons Builders

Photography: Real Property Photography and Shoot to Sell Photography





EXPERT TIP: When designing a home, give careful consideration to how you might future-proof it, ensuring it will cater to your family's changing needs as the years progress.

A pavilion-style structure was chosen as it allowed for the most flexible floor plan; one that could be easily altered. Sporting a huge deck with city views, the retreat pavilion (top level) comprises a large master suite with a built-in robe and ensuite, leisure room, bathroom, kitchenette and balcony.

The upper and ground levels are connected by a lift and an architecturally designed staircase of raw oak, which features shadow line detailing and a matching batten balustrade. The ground-floor living pavilion comprises a dining area, kitchen, pantry and laundry, plus the living space with its stunning feature wall constructed using James Hardie Matrix board off-cuts.

The kitchen truly is a showstopper with all its accessible features, carefully selected Polytec finishes and polished Geoluxe stone benchtops. Not to mention the Tink mixer, Shock sink and Miele cooking appliances.

The gallery pavilion provides a stunning entry into the home thanks to a 4.5m-high timber ceiling that stretches to

the guest suite (caravan). "Their caravan had to have park-up provisions for water and electricity connections," explains Nick. "The caravan has become a spare bedroom but in time it could be used as a granny flat for a carer or a home for one of their grandchildren. The home also has a studio pavilion which has become a home office during lockdown but could easily be converted to an on-site carer's room if needed.

"The project has a multifaceted approach to design, building and living," concludes Nick. "With the ever-increasing number of baby boomers interested in exploring suitable life options, this project ticks all the boxes." This, it seems, is an assessment the judges of the 2020 HIA-CSR Australian Housing Awards agreed with, naming it a finalist in the Specialised Housing category. The category criteria included craftsmanship, design effectiveness, visual appeal, environmental sustainability, market relevance, specialised design features and innovation — qualities the Pavilion Lutzow Project possess in spades.

The facts

Location of home: Tarragindi, Qld
Time taken to build: 4 months
Year completed: 2019
Awards won: 2020 HIA-CSR Australian Housing Awards Specialised Housing finalist; 2019 HIA-CSR Queensland Housing Awards, Specialised Housing winner

The figures

Size of home: 391.85sqm
Size of land: 607sqm
Bedrooms: 2
Bathrooms: 3
Floors: 2

The details

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