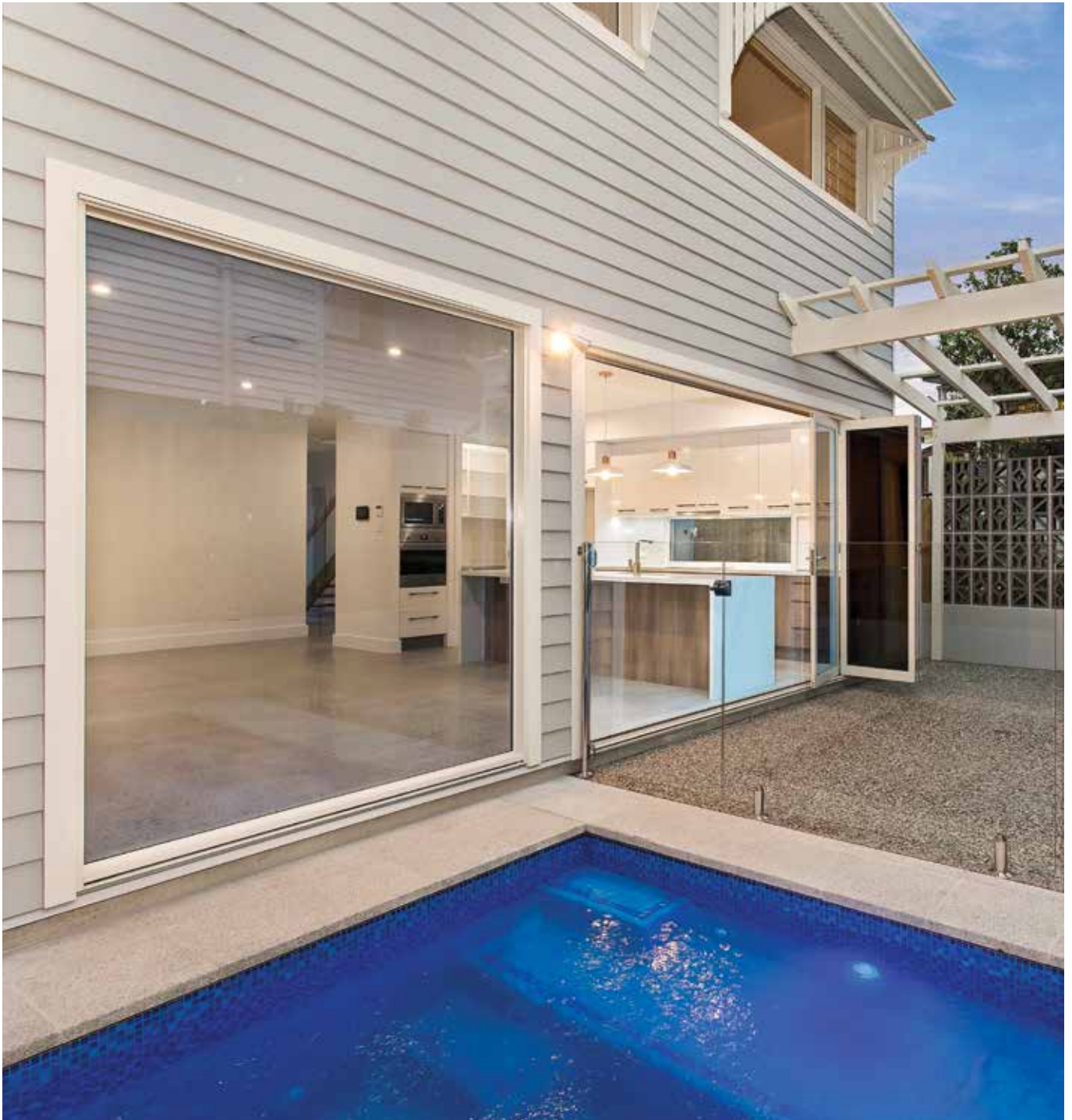


# INEX > WEATHERBOARD™

*Petrie Terrace, Brisbane*





Designer: Nest Bespoke Homes

# MODERN FUNCTION

*meets heritage aesthetic*

***This new house in Petrie Terrace, Brisbane, has been designed to meet both the functional wish list of the client and the heritage requirements of the council.***

Archetypal Queensland architecture is distinctive from anywhere else in Australia. Originally designed and built in response to the warm subtropical climate, Queensland architecture has a character and charm all its own.

This new house, designed and built by Nest Bespoke Homes, is located in Petrie Terrace on the north side of the Brisbane River. As one of Brisbane's first suburbs, with colonial development beginning in the 1860s, Petrie Terrace has some of the oldest buildings and traditional streetscapes in the city. Terrace houses and

the humble tin-and-timber workers cottages line its narrow roads and laneways, built on small allotments. More than 150 years later, the small allotments remain, as does the historical character of the neighbourhood.

Built on a vacant 180-square-metre block, this house is an investment property to be rented to tenants. "The client had a wish list and wanted to maximise the spaces in the home," says Ryan Britton, Director of Nest Bespoke Homes. With smart interior planning, the house has three bedrooms, two living areas, a substantial kitchen, two bathrooms, an outdoor entertaining space with a pool, and a double garage.

While the function of the house is of great importance for maximising the client's investment, its form is important to Brisbane City Council. It requires any



new development in Petrie Terrace be sympathetic to the scale and character of the existing buildings, and that single dwellings retain and reinforce the original character of those predominating during the period 1850 to 1920. These requirements are intended to protect the area's heritage and preserve its unified and cohesive streetscapes.

"Ensuring the home respected the character of the neighbourhood character was a key principle and we are pleased to have designed a home that fits so seamlessly with the existing urban fabric," Ryan explains. As such, fundamental design considerations related to material, form and colour, which needed to be consistent and compatible with the traditional character of the area.

The heritage code required external walls be clad in weatherboard, chamferboard or other lightweight material. Nest Bespoke Homes used Brickworks' low-carbon and high-performing INEX>BOARDS as an alternative to traditional timber weatherboards.

"As builders, we are keen to try new products and assess how they perform," Ryan says. "INEX>BOARDS have a versatile aesthetic and we're happy with the result." The INEX>BOARDS used in conjunction with timber details, a Merbau timber door and breeze blocks in the rear courtyard.

The verandah and colour palette were also heritage requirements. New houses must incorporate an open verandah extending across the front elevation overlooking the road, with timber decking, posts and balustrades. The council also stipulated the colour scheme be compatible with those that predominated from 1850 to 1920. Nest Bespoke selected a gentle palette, painted the INEX>BOARDS in soft grey Bristol Windsor, complemented with white timber trim.

Faced with the challenge of a small lot and therefore designing a house that is positioned close to its neighbours, Nest Bespoke Homes focused on key principles: functional layout, cross-flow ventilation, natural light, privacy and outdoor space. A pergola in the rear courtyard enables the house to comply with GFS (greatest floor area) requirements, while glass panels alongside the pool also meet safety standards; both helping to make the house feel as open and spacious as possible.

With smart planning and innovative materials, this brand new investment home is modern and functional, and designed to meet both the client and council's requirements.

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