



LITTLE BEAUTIES

COMPACT, BEAUTIFUL LIVING SPACES IN THE HEART OF MELBOURNE'S CBD
JAG WINDOWS USE DESIGNER SERIES SYSTEMS TO DELIVER AN ELEGANT GLAZING SOLUTION

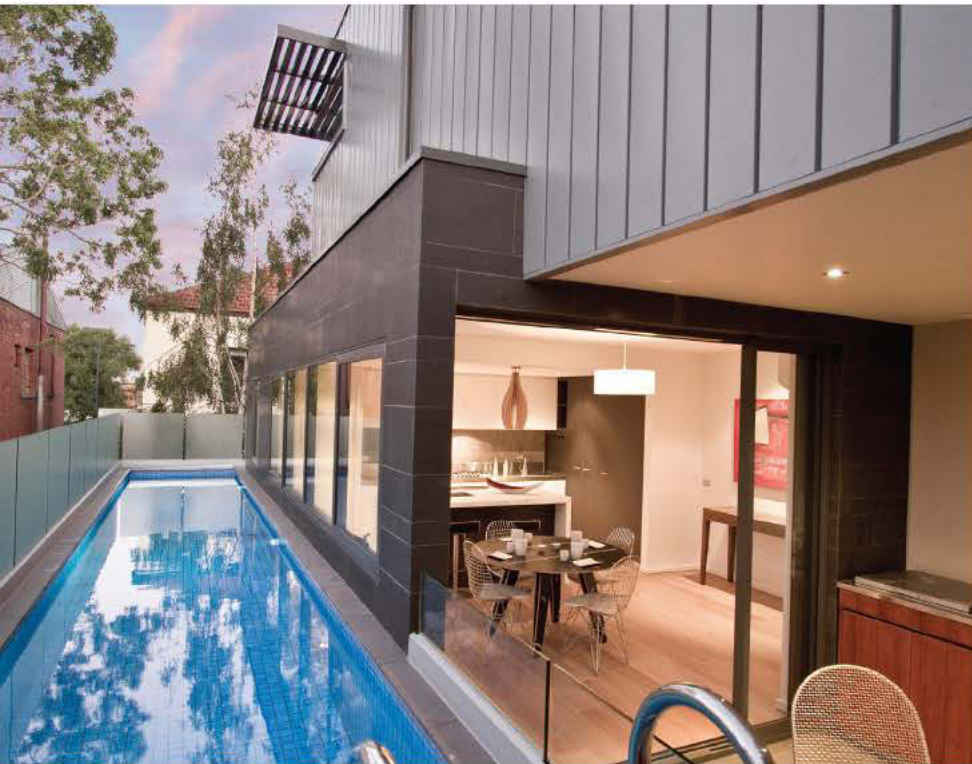


Modern inner-city housing can present a myriad of challenges for building designers and architects, not least of which is the need to create beautiful living spaces in often crowded areas. Fitzroy, just two minutes from Melbourne's CBD, is no exception. When Building Designer, Peter Searle, was presented with a brief to build not one, but two, townhouses on a tiny 264m² site, with room for garaging four cars, it was no small task.

As well as the need to maximise space, the priority was to buffer noise, and create thermal efficiency and all-important privacy for indoor/outdoor entertaining areas on the ground and first floors. This included an alfresco eating and pool area. Other factors addressed were energy efficiency, low-maintenance requirements and security.

Working on a tight budget, Peter opted for rustic, wow-factor materials that would ensure optimal impact both from the street and within the building's walls. The 'timber box' facade, extruded window frames and pop-up clerestory roof windows provide a striking yet well-placed form within an old-Melbourne context. The careful selection of materials reflects the colours and tones of the surrounding bluestone right-of-way, red brick and timber present throughout the streetscape.

Jag Windows, offering the full range of high-quality Vantage Aluminium Joinery systems, was called in to assist. Jag had the added advantage of being able to offer the innovative MAGNUM™ 618 Cavity sliding door. This concealable, stackable door is purposefully designed to allow up to four



Vantage Series 548 Hinged Door

- Suitable for use in single or french door configuration
- Extra wide top and bottom rails that give the door the chunky appearance of traditional timber designs.
- Specially designed backing plates at the four corner joints of the door to make sure that the door stays rigid and square.
- Rebated door stiles give a flush appearance when the two doors meet and provide superior weather protection.
- Concealed lock keeper specially designed to fit in the cavity on the leading edge of the "lazy side" door eliminates unsightly holes milled in the aluminium for latch and lock bolt.

sliding panels to stack neatly into a cavity, creating a dramatic wide opening. Unlike other systems on the market, the Magnum sliding door is designed with this function in mind and can be installed seamlessly without issues relating to drainage or noise. Acoustic and thermal considerations were solved with double-glazing, while a cleverly placed roof-window enhanced ventilation. By using just one supplier, the building's designers also saved time and money.

Other Vantage Designer Series systems used throughout the project included the Series 616 MAGNUM™ Awning, the Series 614 Clear-VENT™ sash-less double-hung windows, Series 618

MAGNUM™ Sliding Doors, and Series 548 Hinged and Bi-fold Doors.

The result is an award-winning dual-occupancy which has maximised the opportunity presented by the site, yet ensured that the new dwellings are respectful of the surrounding structures and sensitive interfaces. With the help of the team at Jag Windows, Peter Searle Design has delivered an excellent result within a city-fringe heritage neighbourhood. Best of all, the final cost came in under budget – much to the delight of the client.



The family based team at JAG Windows have many years of experience in the building industry. All JAG Windows and doors are made to order, offering you flexibility in design for your project. JAG Windows are a proud member of the Australian Window Association (AWA).



NEED MORE INFORMATION?

For the latest technical information regarding the Vantage Designer Series 548 hinged door or other Vantage products visit our website: www.vantagealuminium.com.au



2 & 3D CAD FILES AVAILABLE

Download the Vantage Designer Series 548 hinged door CAD & Revit 3D Files to use in your projects from the SpecifyAWS website: www.specifyaws.com.au



ARCHITECTURAL WINDOW SYSTEMS

76-78 JEDDA RD, PRESTONS, NSW 2170

P: 02 8783 7611 | F: 02 8783 7633

WWW.AVSAUSTRALIA.COM.AU

TECHSUPPORT@AVSAUSTRALIA.COM.AU