

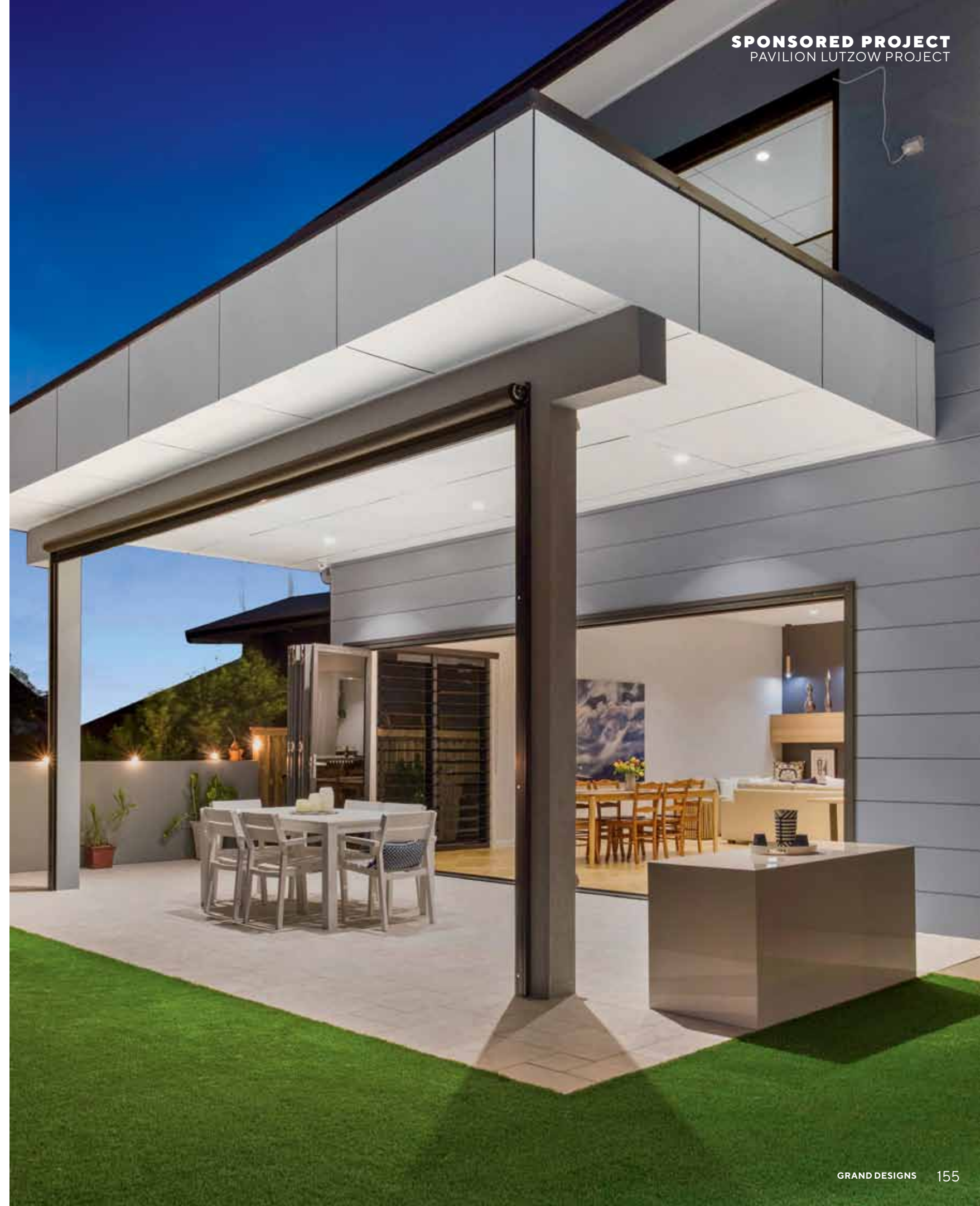
# UNIVERSAL



## housing hero

Senior living 2.0: a two-bedroom house where  
"functional" never looked sexier

**WORDS** LOUISE SMITHERS **PHOTOGRAPHY** REAL PROPERTY  
PHOTOGRAPHY (COURTNEY DUNN)





**EDITOR'S FAVOURITE** THE MATRIX-CLAD FEATURE WALL IN THE LIVING ROOM



A universally designed home aims to create inclusive living spaces that make life simpler and safer for residents young or old, able-bodied or mobility-challenged. These homes are easy to enter, navigate and adapt to changing circumstances. In essence, universally designed digs serve their occupants until the end of their lives and all the stages that come before, no matter how their circumstances change.

Pavilion Lutzow Project is a case study in universal housing, and demonstrates the successful integration of universal features that allow residents to remain in their homes for longer.

Looking to downsize but unimpressed with the idea of traditional aged care, John and Maree O'Shea envisaged an accessible home where their nine grandkids could visit and John could get around unimpeded. A construction accident that left John with life-long mobility challenges and limitations was considered in every step of the design and construction process.

"Provision for onsite care is critical," says owner/builder John. "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 many family groups, particularly those interested in retiring without the nursing home."

Citing the multi-layered nature of the modern retiree as the impetus for their grand design, John and Maree say the home is ideal for older occupants seeking quality (quality of their home and lifestyle) and security in their golden years. The keen caravaners also requested a design that would accommodate and incorporate their home on wheels.

Sustainability, liveability and affordability were key traits instilled in the residence. A pavilion-style structure was agreed upon as it allowed for the most flexible floor plan capable of alteration. Sporting a huge deck with city views, the retreat pavilion (top level) comprises a large master suite with built-in robe and beautifully appointed ensuite, leisure room, bathroom, kitchenette and private balcony.

The upper and ground levels are connected by a lift and an architecturally designed staircase of raw oak, with shadow line detailing and matching batten balustrade.





**WE LOVE** THE  
TIMBER CEILING IN THE  
CARAVAN ENCLOSURE

Down on the ground-floor living pavilion is a dining area, kitchen, pantry and laundry, plus the all-important living space with stunning feature wall constructed using James Hardie matrix board off-cuts. Applied in a double-stack brick-bond pattern, the wall commands attention.

The gallery pavilion provides a stunning entry into the home thanks to a 4.5m timber ceiling that stretches to the guest suite (the caravan). "Our caravan had to have park-up provisions to enable water and electricity connections," explains John. "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 our grandchildren."

The galley is lined with several banks of louvres at floor level and fixed glass at the top. Long beaded pendants hang from the timber ceiling while three custom solid timber doors on Brio track systems are examples of how the home turns functional fixtures into stylish showpieces.

A studio pavilion houses awards and art, but can be easily converted to onsite carer rooms. Each room enjoys larger-than-average dimensions to cater for wheelchair use, while furniture was positioned to eliminate any restrictions.

An oversized garage with built-in workstation, storage space and non-slip flooring allows easy access to individuals with mobility challenges.

Textured elements gel with the neutral interior palette. "With an interest in balancing the mind, body and soul, it was extremely important for me to have elements and colour schemes that provide spaces that enhance wellbeing," explains Maree, who implemented feng shui elements throughout the interior scheme.

LED lighting strips help highlight the stackstone (combination of greys and blacks with a dash of white) used on the studio walls and the gatehouse. The landscaped gardens, driveway, paths and tiled entrance seal the front of the house.

"Our project has a multifaceted approach to design, building and living," John concludes. "With the ever-increasing number of baby boomers interested in exploring suitable life options, this project ticks all the boxes."

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**PROJECT TEAM**

**ARCHITECT** Jazz Designs (Brad Cross), jazzdesigns.com.au

**BUILDER** O'Shea & Sons Builders, osheabuilders.com.au

**INTERIOR DESIGNER** Maree O'Shea (owner)

**PROJECT & SITE MANAGER** O'Shea & Sons Builders (Nick O'Shea), osheabuilders.com.au

**STRUCTURAL TEAM**

Structural engineer Vector Structural Engineering (Stephen Moss), 0412 448 871  
Surveyor Gateway Survey & Planning (Greg), gsp-land.com.au

**SERVICES**

Construction King Builders, kingbuilders.com.au

**FIXTURES & FITTINGS**

Cabinetry Allfit Cabinet Solutions, allfitcabinetsolutions.com.au  
Benchtops Stoneville Australia, stonevilleaustralia.com.au  
Garage door B&D Doors and Openers, bnd.com.au  
Plumbing, bathware, tapware and accessories Abey, abey.com.au

**FURNITURE & FURNISHINGS**

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Cushions Bandhini, bandhinedesign.com; The Bach Living, thebach.com.au