

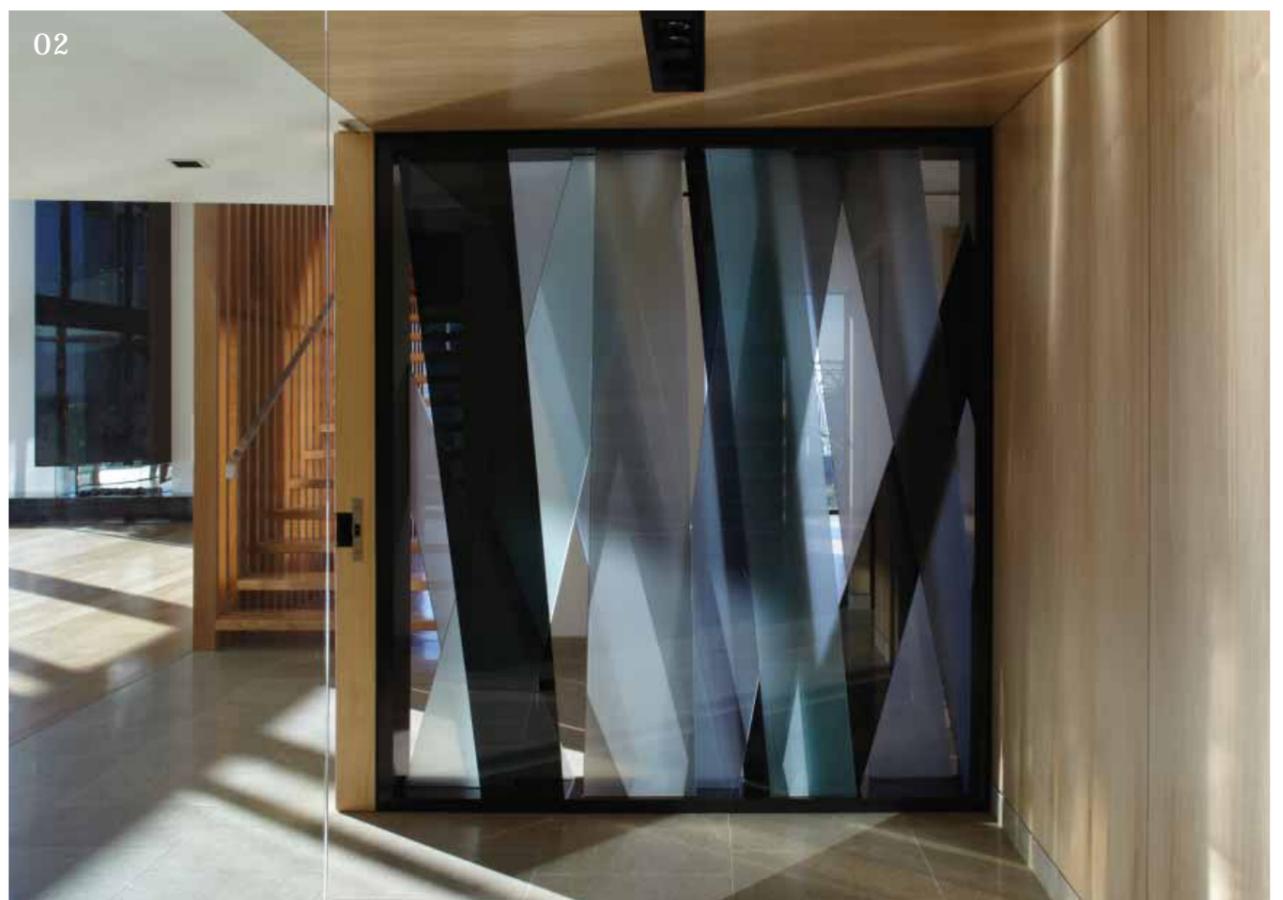
RESIDENTIAL INTERIORS



JACKSON TEECE

We live in a multitude of ways, inhabiting spaces as we find them, overlaying our personal artefacts, establishing 'home'. Apartment living has changed our traditional sense of space. In Australia the tradition of a free-standing house is deeply entrenched. Within an apartment rooms are smaller, spaces more rigidly programmed. Bedroom, living room, kitchen, dining room - we're all familiar with these notions, we encounter them every day through the course of our lives.

The challenge when designing contemporary apartments is to imbue spaces with flexibility. Is the second bedroom actually a study? Is the kitchen a room of its own or occupying a hallway? If the study is wireless, can it be everywhere? Is the dining room in the kitchen? Can walls slide? Could ensuites form part of the bedroom? Is the space a balcony or can it be a room? The answer to these questions is definitely 'yes'.



Innovative planning

When designing for either an individual client or a large residential development, Jackson Teece always proposes a range of options, exploring various ways that space can be configured within a defined form to maximise views, privacy, natural light and ventilation. From this base module we then explore the way spaces connect to each other, the relationship of functions and how we think people will inhabit a space - all guide our planning approach.

Residential developments are generally aimed towards a specific market, while trying to maintain the broadest possible appeal. Often this can lead to contradictions such as the wrong mix of apartment types for the specific market and not allowing flexibility in the way smaller apartments can be configured.

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Amenity and efficiency

We explore how spaces can borrow amenity from adjacent rooms, corridors or balconies. This allows rooms to extend or appear larger. The simplest of things, such as the location of a bedroom door, can impact on how a room is furnished and occupied. We consider this level of detail, providing our clients with apartment options furnished to illustrate the range of ways in which they can be inhabited. We imagine what it's actually like to move through the apartment as a sequence of spaces, not merely as spaces containing their necessary functions. The length of the journey between a bedroom and living room, and the location of the kitchen and bathroom access, all impact on the privacy of the occupants and their guests.

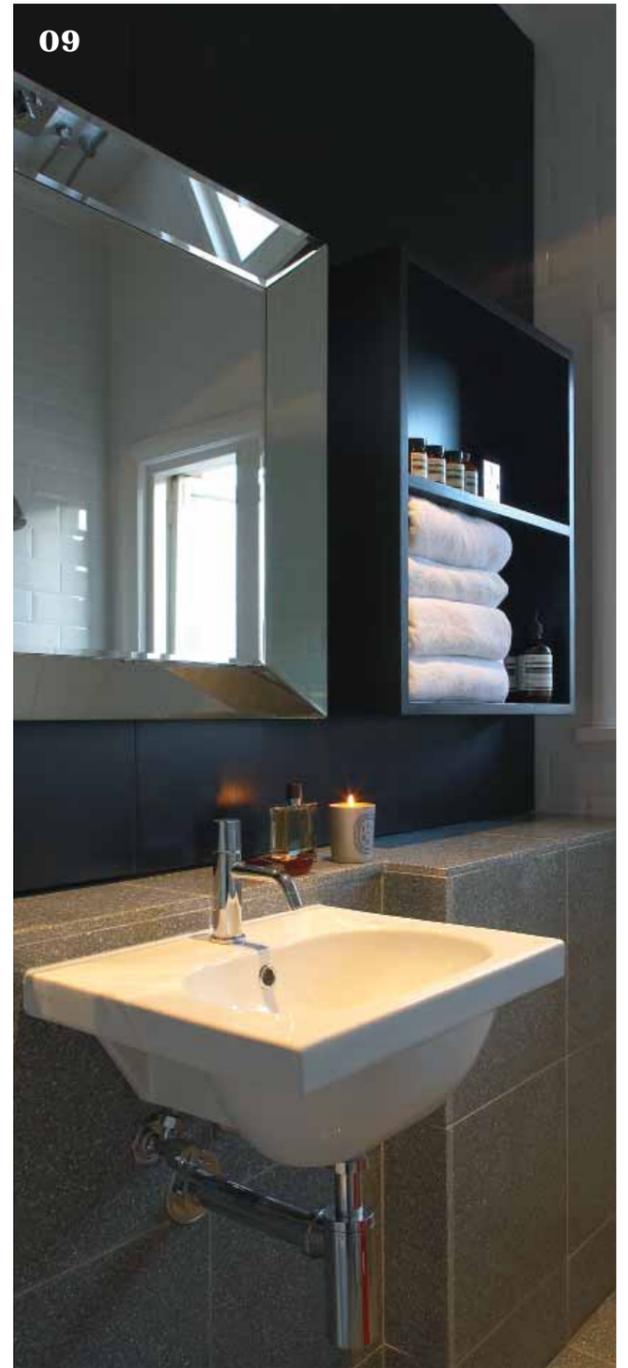
Value

The value of this approach is that we never propose plans which have poor privacy or awkwardly located functions. We understand that the developer community relies on reputation to achieve sales and that reputation is built on delivering to potential buyers the correct hybrid of cost and amenity.

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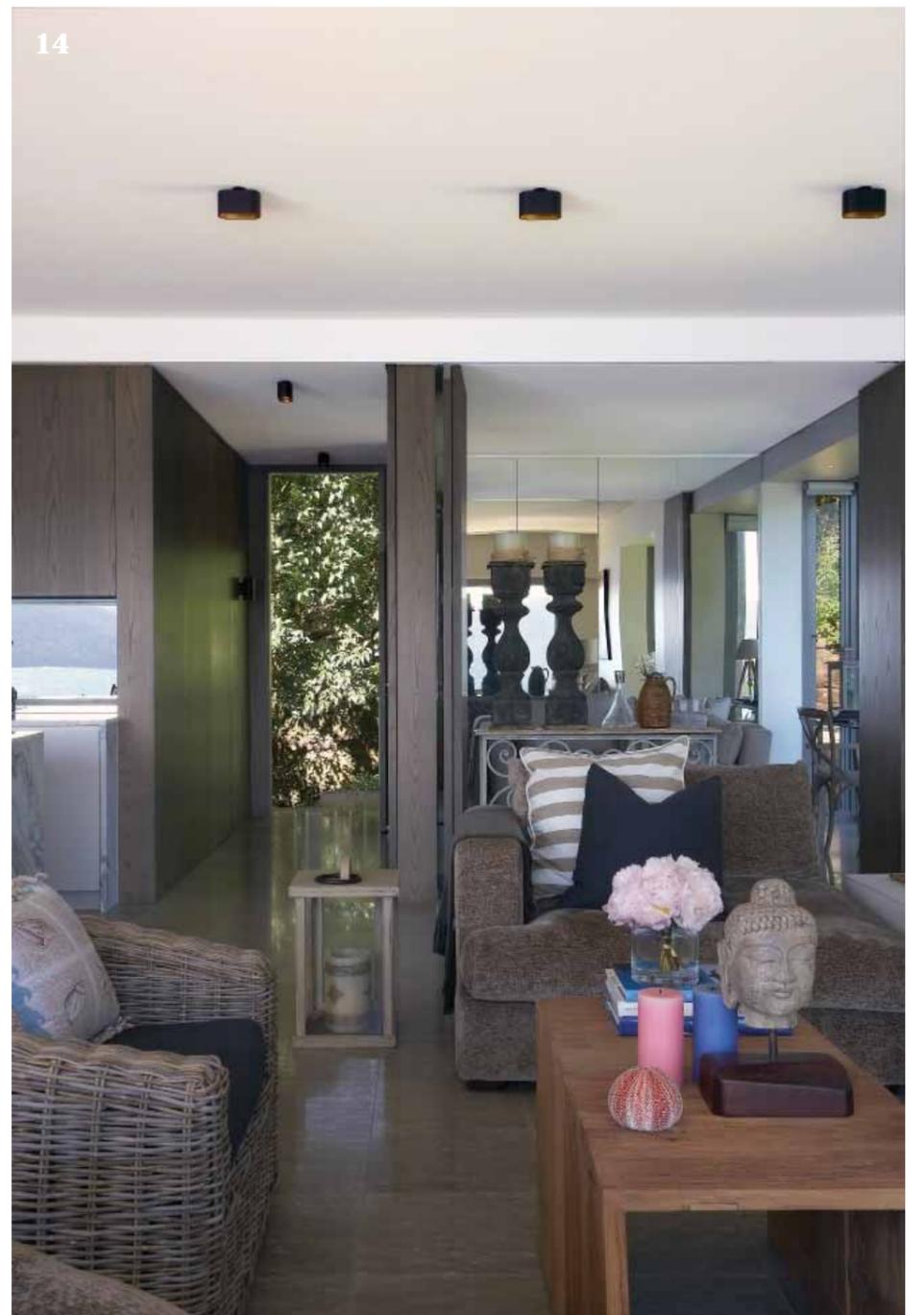
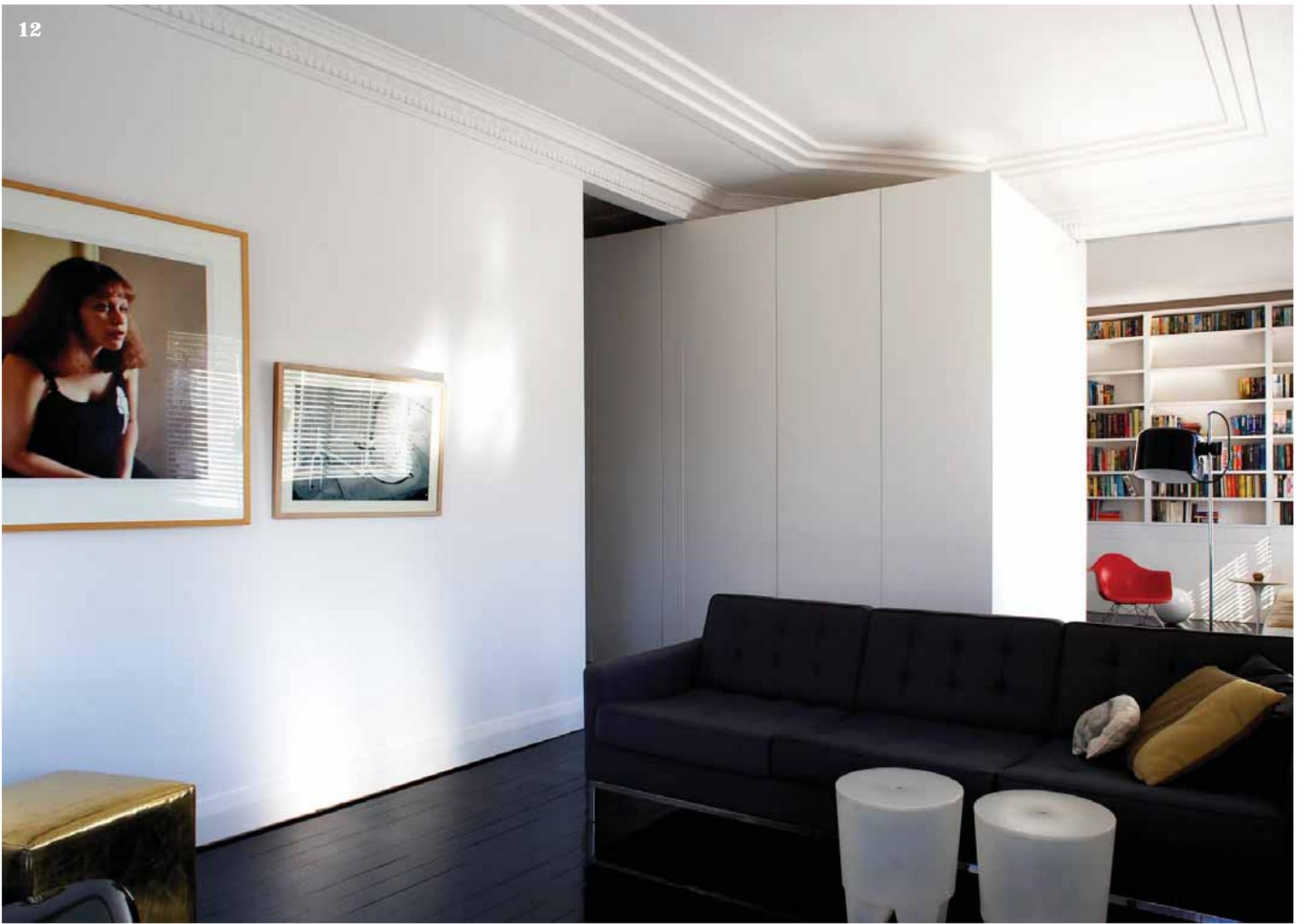


Creativity & Sustainability

Materials form the physical character of an apartment. Jackson Teece tailors material palettes which suit specific projects. The commonality within our work is in the manner in which we assemble colour, neutrals and texture to provide outcomes which are always sophisticated. The images within this brochure cover a range of materials from leather and veneer to laminate and paint. They cover the price spectrum yet all appear equally refined, whether energetic and youthful or elegant and refined.

Lighting is crucial to the ambiance of an apartment and its amenity as a daily living environment. Lighting, which can be redirected or switched to illuminate specific functions, facilitates the notion of flexibility within space.

Running through our creativity is an understanding of environmental sustainability underpinned by Jackson Teece's market leadership in ESD outcomes. Spatial planning impacts directly on the penetration of daylight, the flow of air and the overall health of an environment. We follow planning principles which best highlight natural daylight while reducing glare. We facilitate air flow through clever planning solutions. Material selections are from renewable, recycled resources of low toxicity where possible.

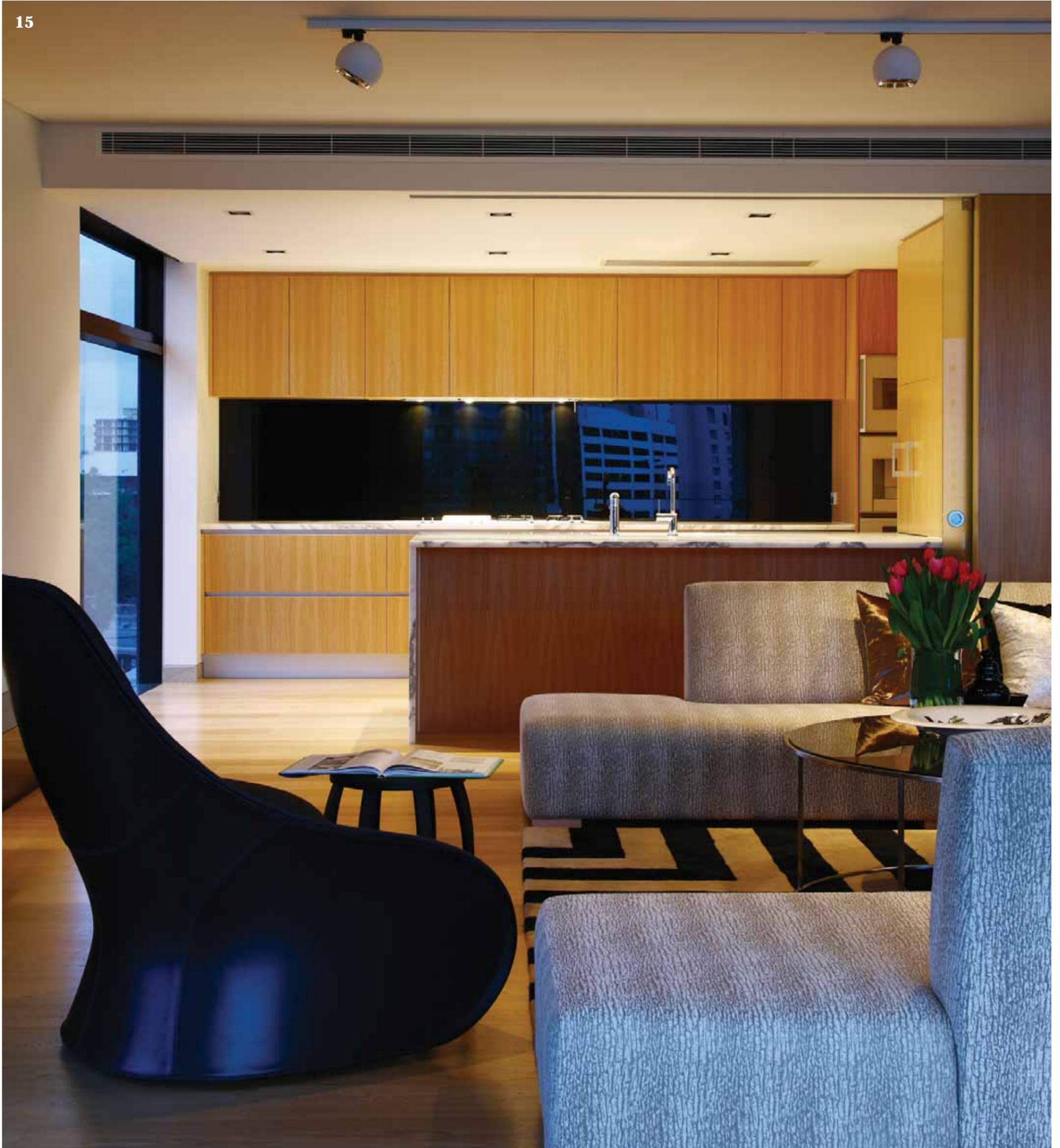


Apartments are a series of spaces, not merely rooms containing necessary fittings

Delivery

Our creative ideas are tailored to suit each project's scale and time frame. We work diligently with nominated builders, sub-consultants and government agencies to assist the process of approvals, documentation and construction. Our experience enables cost-effective decisions to be made which support the selected design proposal.

Our skilled team members work on a project from conception to completion offering the client a continuous point of contact for information flow and communication. Simple but sophisticated design philosophies are combined to produce beautiful accommodation for living.



For more information on any of the projects in this document or to discuss a business opportunity, please contact Paul Brace (Interiors Director)



phone 02 9290 2722
email pbrace@jacksonteece.com
mobile 0431 648 611

01 Ryan Apartment *
Bondi Beach, NSW

02 1 Scott Street Apartments
Kangaroo Point
Brisbane, QLD

03 Ryan Apartment *
Bondi Beach, NSW

04 Southpoint Apartments
South Bank
Brisbane, QLD

05 Ryan Apartment *
Bondi Beach, NSW

06 1 Scott Street Apartments
Kangaroo Point
Brisbane, QLD

07 Ryan Apartment *
Bondi Beach, NSW

08 1 Scott Street Apartments
Kangaroo Point
Brisbane, QLD

09 Brace Apartment *
Bondi Beach, NSW

10 Brace Apartment *
Bondi Beach, NSW

11 1 Scott Street Apartments
Kangaroo Point
Brisbane, QLD

12 Brace Apartment *
Bondi Beach, NSW

13 McKillop Apartment *
Palm Beach, NSW

14 McKillop Apartment *
Palm Beach, NSW

15 1 Scott Street Apartments
Kangaroo Point
Brisbane, QLD

* Projects completed by Paul Brace whilst
Director of Brace Design

All Photography by Sharrin Rees

