



## FLOWERDALE HOUSE

❑ THE HIGHS AND HIGHS OF A  
DREAM HOME CARVED IN STONE.

There are challenges with almost any building project, but this amazing home, just outside of Newcastle, was a veritable obstacle course. Built on a massive slope and submerged into a cliff face on three sides, it could only be made possible with great design, clever materials choices, and sheer determination!

Every room faces north to take advantage of the glorious northern sunlight and cool breezes. Due to the difficult nature of the site and the desire for privacy from the neighbours, the architect opted to 'stack' the

home around a central staircase and lift. The four-storey mass of the building also utilises extensive landscaping, lush roof gardens and charred timber to integrate itself into the leafy environs.

The primary structural building material of this unique dwelling is precast concrete which is anchored into the escarpment and boldly cantilevers out of the cliff face to create a striking form that is reminiscent of the rocky ledges it replaces.

The biggest challenge of all was to achieve a continuous expanse of glass that soars upwards and around the corners of the building. On top of all this, the fixed framing and sub-framing had to be welded to match the concrete slabs exactly. To meet the brief, custom-black AWS products were chosen - in consultation with local fabricator, Great Lakes Windows - for their performance, energy compliance, and exceptional aesthetics.

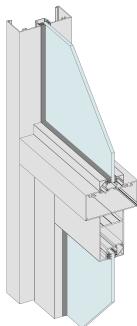
Magnum sliding doors allowed for a clever, externally mounted cavity-style door to the mid-level living space to achieve the maximum possible opening.

The home also boasts AWS louvres to ensure maximum airflow into key areas, while the large expanses of glazing create a feeling of immense space and open the occupants up to the sweeping valley views.

For more information, visit:  
[awsaustralia.com.au/elevate](http://awsaustralia.com.au/elevate)



Architect: SDA. Builder: MADE Architectural Constructions. Photography: Edge Commercial Photography



#### ■ SERIES 400 SINGLE GLAZED CENTRE GLAZED 102MM COMMERCIAL FRAMING

- × True captive glazing wedge allows reglazing from inside - ideal in elevated applications.
- × The captive wedge also offers increased security.
- × Wide range of sub-sills to cover most installations, including sub-sills with integrated nailing fin.
- × Sub-head and two piece sub-jamb.
- × Numerous door thresholds including weather resisting thresholds for external and internal swing doors.
- × Accepts louvre blades, top hung and bottom rolling sliding door track systems.
- × Max panel height: Various
- × Max panel width: Various
- × Max glass thickness: ≤ 10.38mm



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