



# MONTEREY

## COMMUNITY FACILITY

**Architect**

Webber Architects

**Builder**

North Construction and Building

**Fabricator**

PCW Commercial Windows

**Capral Products**

AGS 400 Narrowline Single Glazed

AGS 419 Single Glazed

AGS 900 High Performance Door

AGS 225 Hinged Door

AGS 50 Awning Sash

# INNOVATIVE INTEGRATION

The Monterey Community Facility is a testament to excellence in glazing and fenestration, earning recognition for its meticulous craftsmanship and innovative design.



When the property owners commissioned Holst Design + Build for the project, they sought a modern farmhouse that would gracefully meld with its natural surroundings.

Constructed using local granite and Shou Sugi Ban jarrah, the residence elegantly integrates holistic design practices, sustainability, and craftsmanship. The efforts did not go unnoticed; the home clinched six awards at the MBA's 2023 Housing Excellence Awards, including Best Country Home in the South West Region and Best Contract Home in the \$2.5 million to \$3.5 million bracket.

Builder Jarrod Holst and his in-house architect took advantage of the property's generous footprint to optimise orientation, thereby capturing views, sunlight, and natural ventilation throughout the year. "Our clients sought to leverage the northern sun for heating and cooling, while also mitigating the harsh late-afternoon sun from the west," explained Holst. The design thoughtfully navigates these environmental factors, offering oceanic vistas to the west and dam and bush views towards the northeast and north. To offset the impact of the intense summer sun, a spotted

gum batten system was integrated into the western gable.

The residence relies on 74 solar panels coupled with battery storage, highly efficient insulation and ventilation, and hydronic underfloor heating to meet the owners' off-grid, year-round living requirements.

Of pivotal interest is the inclusion of Capral Aluminium window and door joinery, particularly the 425, 50 Series Awning, 225 Door, and 900 Series door systems, all finished in Monument Matt GL229A powder coat. This strategic selection affords the home multiple advantages:

- The double-glazed windows and doors significantly contribute to the home's 7-star energy rating. "Once heating is activated, it's crucial to keep it within the structure. Double glazing was paramount," affirmed Holst.
- Capral's engineering expertise ensures ease of operation, aligning with the homeowners' desires for daily comfort by harnessing natural environmental conditions.
- The Monument Matt finish complements the home's metal cladding and roofing, creating a visually cohesive design. "Capral seamlessly integrates into our designs, delivering both aesthetic and functional value," Holst noted.

Fabricated by Busselton Aluminium Windows & Doors, these specialised windows and glazing systems reflect Holst's commitment to quality and sustainability. "Capral produces proven window sections," Holst added, highlighting the long-standing, trust-based relationship between his firm and their fabricator.

The home's 450-square-meter footprint incorporates a material palette that deftly blends traditional and modern farmhouse elements. The living area showcases century-old salvaged timber



beams and a double-sided stone fireplace made from regional granite. In a first for the firm, Holst employed Shou Sugi Ban timber for the facade, praising its low-maintenance qualities. The charred jarrah was supplied by Mortlock Timber, a West Australian specialist, and is something Holst intends to use in future projects.

The Wilyabrup Farmhouse is more than a residence; it is an integrated ecosystem where each component, from locally sourced stone to Capral Aluminium joinery, fulfils a unique yet interconnected role. This architectural home underscores Holst's relentless commitment to design and sustainability, attributes that have garnered well-deserved industry recognition.

As the building industry endeavours to reconcile built environments with natural landscapes, the Wilyabrup



Farmhouse serves as an archetype, championing sustainability without compromising aesthetic finesse or functional utility.

