



Call of the outdoors

With its large sliding doors and cool breezeway, this new apartment provides alfresco dining in a loggia right alongside the kitchen

Maximising the available space is a priority for most apartment designers, but they are often hampered by building restrictions.

Architect Ed Eames came up with a novel space-enhancing solution when designing a new apartment building in Perth – he provided a breezeway that runs from the front to the rear. This ensured that while the apartment interior met the regulations regarding maximum size, the floor space almost doubled, thanks to the covered outdoor living area or loggia.

The loggia features a dining table and two separate casual seating areas, both with good views – one on the east side of the apartment and a sunset deck overlooking the Swan River on the west.

As the apartment's glazed side wall is angled, the breezeway narrows at one end. This means the loggia can be easily screened for additional shelter if required.

To make the best use of the breezeway, Eames positioned the kitchen alongside, providing full-height sliding doors that open up the interior to the terrace.

Above: Indoors-outdoors – the line is blurred in this new Perth apartment, thanks to a large breezeway that runs from the front to the back of the building. The loggia created within this space provides a dining area and two casual seating areas. This ensures there is always a sheltered or cool place to escape the heat of the sun. With extensive views in two directions, the owner says she can watch the sun rise in the east when standing at the kitchen sink, and see it set over the water in the west.



Above: Architect Ed Eames positioned the cooking centre within the bulkhead to minimise its visual impact within the open-plan interior.

Above right and far right: Large sliding doors open up the kitchen to the loggia, effectively creating one large entertaining area. The loggia incorporates a water feature, which enhances the sense of relaxation.

*Story by Colleen Hawkes
Photography by Andrew Pritchard*

“The apartment is 130m², but it feels like 200m² or more, because of the seamless flow between inside and out,” he says. “Using the same travertine marble flooring enhances the visual connection.”

Like most modern apartments, the interior is open plan, so Eames says he designed the cooking area to be functional yet as unobtrusive as possible.

“Experience tells us that people who live in apartments spend a lot less time cooking than they imagine,” he says. “However, it is still a focal point for family

and friends, and needs to work well for entertaining purposes.”

To this end, the architect provided a galley-style kitchen, with the cooking centre set back into the bulkhead on the rear wall, and the sink and dishwasher on the island. A slide-out hood minimises the visual impact of the ventilation unit.

“It’s a very clean, simple aesthetic,” says Eames. “The island follows the angle of the exterior wall, widening at one end to provide plenty of space for a breakfast bar, food preparation and serving.”



The sleek material palette reinforces the contemporary design approach. Cabinets are lacquered white, and benchtops, including a waterfall side on the island, feature a dark brown granite.

A bronze glass splashback reflects the natural light, as do frosted-glass cabinets above the cooking centre. These provide extra storage without visually enclosing the space.

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Architect: Edwin Eames, Eames Architects (Perth, WA)

Interior designer: Dominique Tiller

Kitchen manufacturer: Frontline Interiors

Flooring: Travertine marble

Lighting: Recessed downlights

Cabinetry: White lacquer

Benchtops: Labrador Antico granite

Splashback: Bronze glass

Sink: Epure Orion

Tapware: Dorf Liano

Oven, cooktop and ventilation: Blanco

Refrigerator and dishwasher: Fisher & Paykel