



Based on Archiblox's Orlo 03 smart design, this Portsea getaway was designed to create relaxing spaces.



Designs can be modified to vary window location and size in order to suit specific sites and achieve optimal passive solar design.

Archiblox

Archiblox opened shop in 2012 and already has the capacity to complete 40 to 60 modular housing projects per year, depending on the balance of bespoke and 'smart' designs on the books. "We encourage people to consider our smart designs because we can achieve greater efficiencies with cost and coordination of the build," says Archiblox founder Bill McCorkell, who's both an architect and builder.

The company has 40 staff in its Melbourne facilities, and then works with local trades and contractors to deliver projects across Australia's southern states. "We remotely manage the product but don't 'drop and run'," says Bill. "We might be on site for one day with the modules, and our local partners build the decks, provide electrical, maintenance and other services. This provides better serviceability for our clients."

There are at least 11 Archiblox 'smart designs' to work from, and each modular

building can be modified to suit the client and site; special care is taken with regard to orienting for passive solar design and to capture views without affecting thermal performance. Green roofs can be added to some modules, which Bill encourages for their ability to improve building performance: "I love them, and the idea that from the air our city could be a sea of green."

While the company has delivered commercial projects, its focus is residential. "We're at our core a green business. We want to make cost-effective products that become spaces people can be themselves in. Where they can slow down and be mindful."

BUILDING TYPE:
Modular construction, timber frame

PROJECT DETAILS:
Orlo 03 smart design

PROJECT LOCATION:
Portsea, Victoria

SIZE:
110 m²

MATERIALS:
Colorbond, Silvertop ash, natural wool insulation, double-glazed windows, certified renewable materials for fittings and fixtures

COST PER SQUARE METRE:
\$3800 (although smart designs range from \$2800 to \$4500), including full architectural design, services, and internal fit-out

BUILDING ENERGY STAR RATING:
6 Star (can achieve 8 Star+)

TIME TO LOCKUP:
4 weeks, including decks and awnings

PHOTOGRAPHY:
Tatjana Plitt

A modular addition sits behind an Edwardian house in Richmond, Victoria.

