

GKA Architecture

CAPABILITY STATEMENT



G K A
ARCHITECTURE



ABOUT US

GKA is a boutique firm of architects established in Fremantle, Western Australia in 1993, following a successful partnership between Martin Grounds and Jack Kent in creating the groundbreaking, internationally renowned and multiple award winning Four Seasons Resort at Jimbaran Bay, Bali.

Over the past 30 years GKA have designed culturally unique resort hotel and tourism projects in countries such as Australia, China, India, Indonesia, Barbados, Maldives, Fiji, Malaysia, Thailand, Myanmar, Vietnam, Morocco and Tanzania, with an emphasis always on the use of local natural materials, culturally appropriate design and an empathy with topography and environment.

GKA firmly believe that where possible architecture should involve and reflect local conditions, materials and traditions, developing an interpretation of local building culture, the involvement of local tradespeople and use of local materials is reflected in everything we do. Our projects provide guests and visitors with an authentic "sense of place" unique to the location.

Following the retirement of Martin and Jack in 2023, GKA is now headed by longtime partner, and now company Director Scott Bradley. Scott is a registered architect in Western Australia with 30+ years of experience with GKA specializing in culturally specific, international resort architecture and has been a key part of helping establish GKA's reputation as leaders in culturally appropriate and regionally sympathetic resort architecture. Scott has been an integral part of GKA since being a site architect for the founding Four Seasons Bali project, and has worked as design architect across a wide and varied portfolio of international projects advancing GKA's diverse breadth of expertise in the resort, resort residential and tourism market.

Nick Juniper has recently joined GKA as Associate Director. Nick brings a wealth of experience in the resorts sector from his years as a GKA Partner, with extended and diversified skills in project leadership in the interim years. He was most recently the design architect on the Four Seasons Spa and Wellness upgrades at Sayan and Jimbaran Bay, and was GKA project architect for the highly awarded Taj Bekal project in Kerala, India, and the Four Seasons Resort Kuda Huraa in the Maldives.



Scott Bradley - Director



Nick Juniper - Associate Director

PHILOSOPHY

What drives us

Our architecture reflects its time and place, climate and culture, bringing these elements together with a detailed consideration of the project brief, its restraints and opportunities, to create a harmonious, sometimes celebratory union through built form.

The role of architecture in a holiday environment is essentially simple at the core, it's about lifting and invigorating the spirit, to relax and refresh both mind and body, which are often dominated by the pressures of modern life.

GKA's approach to design is about providing for these needs by creating environments that connect interior and exterior space that understands and responds to its place physically, environmentally and respects and reflects the culture and nuances of its location.

Many of our clients are referrals or repeat clients. We believe this is because GKA Architecture acknowledges that great architecture is achieved firstly by understanding our clients' goals and aspirations.

“We don't simply create spaces; we aim to create memorable experiences.”

Site-sensitive design has been a hallmark of GKA's practice, we strive to imbue each project with a unique design response influenced by the regional vernacular, contemporary exemplars, local materials, climate and sense of place.

Sustainability

GKA promotes a sustainable approach to both the design of our projects and the running of our practice.

Our design process begins with analysis of site-specific conditions where we explore opportunities to work with solar passive design principles, integration of cross ventilation, heat collection or prevention, all of which sets the best possible foundation for further sustainable measures, whilst always remaining cognisant of the project brief and site specifics.

We strive to explore viable and sustainable outcomes for buildings, such as material selections, best practice building processes, energy use and production that begin from the design phase thorough to the construction phase, following through to encouraging sustainable practices at the end use.

Each project is a wholistic and a considered balance of sustainable measures to best fit the clients' aspirations, and budget in consideration of all factors.

Residential Design

We approach each project, be it commercial or residential, with consistent level of rigour, values and goals, and work closely to align with the aspirations and objectives of each client.

Site analysis, climatic analysis and research into each site's specific qualities, along with neighbouring environment are brought together in an artful yet pragmatic way to fashion a bespoke product for its time, place and owner.

Our team are very adept with working with a rich and varied suite of consultants tailored for each project. Often when working offshore we work with new teams bringing to the table varied skill sets, and in local projects we have alignments with preferred consultants in most if not all fields if desired.

GKA Architecture see our residential work as an important part of our architectural journey, helping us stay in touch with our immediate built environment, remaining active and engaged in projects from the uber luxury developments through to budget focused intelligent design.



Anantara - Mauritius

EXPERTISE

WE ARE EXPERTS

A Sense of Place

GKA Architecture has remained dedicated to creating projects that have an indelible sense of place. Since the foundation of the practice, it has remained paramount for our projects to reflect their specific locale, culture and tradition no matter which country the work inhabits.

This is done in an interpretive way to create something of its time, but also very much of its place. This is achieved by integrating our foundation of knowledge around tourism and the functional aspects of operations interwoven with creative interpretation of cultural elements and site conditions, along with project objectives and functionality.

Connection with country is of high importance in all new development and is addressed with all new, especially regional, projects within Australia and see this as an important step forward in the creation of the evolving built environment.

It could be seen that in fact most of our international projects have sought to connect to each country / place as we see this is a universally honourable and appropriate approach and holds the core values, spirit and 'sense of place'.

Resorts and Resort Residential Design

GKA Architecture was founded in the creation of beautiful locationally specific architecture to enhance experience and foster a greater understanding of local craft. The practice 'origin project' - the Four Seasons Bali, at Jimbaran Bay was the first of its kind. It is recognised as the first all villa resort hotel, each with private plunge pool, with the design based on the traditional model of a Balinese residence extrapolated into a 5 star experience that imbues its place whilst delivering the highest levels of service and guest experience.

Since these beginnings, GKA have created numerous resorts, and affiliated residential developments all around the globe that embed many of these foundational principles.

We have chosen some of our key projects, see below, that best help demonstrate this strong directive and consideration that goes into each project.

Wellness and Spa Design

We understand that, especially in this modern often chaotic world, wellness is an extremely important facet that is of great benefit to our lives and wellbeing. Our projects seek to promote wellbeing through good design and awareness of what positive aspects the built environment can create in each unique circumstance.

GKA Architecture have always been founded deeply in biophilic principles, where integrating nature and outlook has been proven to improve the user's wellbeing, fostering connectivity and harmony with nature.

Having been involved in many wellness projects from Day Spas within Resorts to specialist wellbeing medical facilities focusing on wellness and treatment, our objectives are very much driven to benefit the end users experience and promote wellbeing. Our architecture seeks to lift the spirit and create spaces which relax and revive the soul.

Capabilities

GKA Architecture is a small boutique firm with a close-knit team that understands the bigger picture as well as the detail required to create unique, modern yet parochial outcomes.

We pride ourselves on the pursuit of design excellence in the buildings and spaces that we create. This is demonstrated by the breath of built high quality developments and the multiple awards and accolades the company has received in its 30+ years of operation.

Recently, the Cottesloe Retirement Living Development received WA's UDIA penultimate awards for 'The Best Development in WA'. This was achieved not in a tourism development, but in a fully integrated aged care development on the Cottesloe foreshore.

GKA won a limited competition with a brief to design WA's premier aged care development, to break the norms and standard approaches, and together with a dedicated team of consultants and architects to produce a new benchmark development for aged care living with the outcome and its success in use and honours speaking for itself.



Four Seasons Jimbaran - Healing Village Spa
SPA OF THE YEAR - 2023

PROJECTS

Residential

PEPPERMINT GROVE RESIDENCE

Location - Peppermint Grove, WA

Project Summary

This Western Australian residence is situated on a corner site with unobstructed 180 degree views of the Swan River and Perth City beyond. The home's design and materials were conceived to best express the horizontal and showcase the nature of the panoramic landscape and extraordinary views.

The architectural composition of the home takes advantage of site conditions, prevailing winds, sun penetration, and light. The roof form was envisaged as slender horizontal wings, which float over the glass, masonry and steel structure below.

The home is nestled into a steep river bank and limestone cliff. From both the interiors and from the expansive exterior terraces, the home allows for uninterrupted river views as well as providing a comfortable aesthetic relationship with the site and its surrounding context.

The lower ground floor is anchored into the site and showcases horizontal patterned limestone blocks which reference the natural limestone cliff it is built upon.

Awards

Winner - 2012 New build Residence - Master Builders WA Awards 2011

Short listed - Australian Institute of Architects State Awards 2011

Featured in:

2012 Trends Magazine Bathroom Edition Vol 28, No. 6

2012 Vogue Living Australia May/June issue





PROJECTS

Resort Residential

NIRAMAYA

Location - Port Douglas, QLD

Project Summary

Surrounded by the natural beauty of North Queensland's tropical rainforest, and inspired by pavilion style architecture common in South East Asia.

53 luxury courtyard residences are nestled within 15 hectares of tropical landscaped grounds incorporating lagoons and park lands.

Designed with consideration of Feng Shui principles, the villas seamlessly blend the interior and exterior spaces.

Accommodation styles include one, two, three or four bedroom sanctuaries. Each sanctuary features a private plunge pool and daybed pavilion. The premium internal fit out includes full kitchen, lounge and dining facilities. Industrial elegance of the old factory, and celebrates the rich history of both transformed buildings.



PROJECTS

Residential

PEPPERMINT GROVE RESIDENCE

Location - Peppermint Grove, WA

Project Summary

This luxury residence is located on a corner site in the prominent and sought after river side street of leafy Peppermint Grove. The corner lot had some significant falls towards the river enabling a three-storey solution to maximise its idyllic location.

The roof line hence was designed as a low slung wide eave roof to stay under required height restrictions, with a stylish side elevation of beautiful natural stone and floating roof lines breaking the form down, and massing down away from the corner, integrating well in its well established streetscape.

The residence has been clad in customised split sandstone cladding echoing the neighbourhood in a modern interpretation, with much of the interior having a very high level of finely crafted timber veneers and spectacular Italian kitchen that breaks out to the rear private courtyard space and pool area that captures the northern sunlight



PROJECTS

Residential

FREMANTLE RESIDENCE

Location - White Gum Valley, WA

Project Summary

This project is the home of GKA Architectures Director Scott Bradley and was a fantastic opportunity to explore design and materiality to create a resort feel residence suitable for young family and casual lifestyle. The property has an ideal Northern orientation with the rear of the property falling away to the rear boundary enabling the new works to be stepped down the site whilst staying below the roof line of the existing cottage. This maintains an understated quality from the street, whilst providing generous volumes to the newly created spaces. The addition was envisaged as a 'pavilion in the garden' to lightly join the existing 1930's home and celebrate and occupy its garden setting.

The new living dining pavilion is connected via a glassed linkway, creating central courtyard spaces that provides natural light into the heart of the residence, and enables ideal cross ventilation. The living pavilion, when opened up, essentially acts as a breezeway in the garden with significant double sliding doors to both the North and South.



PROJECTS

Residential

LAT35°5 - GOODE BEACH RESIDENCE

Location - Albany, South West WA

Project Summary

Located in a truly spectacular elevated site, adjoining national park of the Vancouver Peninsula and with unparalleled panoramic views of beach, ocean, Princess Royal Harbour and King George Sound the residence 'exudes a sense of intimate luxury and ultimate tranquillity*'

Rustic stone cladding and organic steppers is married with fine imported Italian marbles, exposed rafters and warm natural finishes throughout exude a casual yet luxurious environment, that has become a world class luxury getaway residence, available for rental, refer website link

[Latitude 35°5](#) | [Goode Beach](#) | [Luxury Holiday Home](#)

The home was in fact an major remodelling of an existing framed residence, which has been extensively remodelled and expanded, and is appointed with top tier appliances and finishes akin to the quality



PROJECTS

Residential

SALT VILLAGE RESIDENCE

Location - Kingscliff, NSW

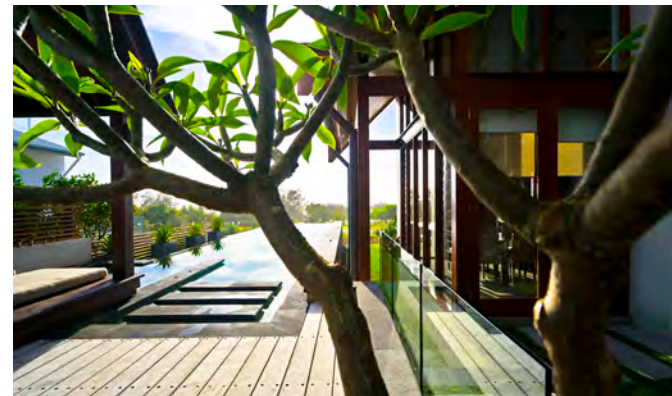
Project Summary

Another repeat client, this Salt Village home was designed to reflect the spirit of a luxurious GKA resort designed for the client in Port Douglas, but also had to respect the Queensland coastal location, which is windier and cooler than its tropical counterparts.

The home is comprised of two stories, and features open air walkways, pavilions, courtyards, stone and water features all showcasing a strong Balinese architectural influence.

The central axis, including a breezeway, leads through a series of courtyards on each side, providing cross ventilation and open plan living. The uniquely designed pool plays with differing levels to minimise the need for fencing, while still showcasing the infinity edge at eye level. The corner of the main living area has full height glazed doors which when open, provide a living space that is virtually an outdoor room.

The kitchen, whilst highly practical and functional, features walnut timber fronts to the island bench, making it appear more like a piece of floating furniture than a utilitarian item. The master suite on the first floor continues the tropical theme. A luxurious bath nook is wrapped in kwila timber battens, enhances the sense of intimacy and retreat opening up to a small deck overlooking the picturesque coastline



PROJECTS

Residential

QUEENSCLIFF RESIDENCE

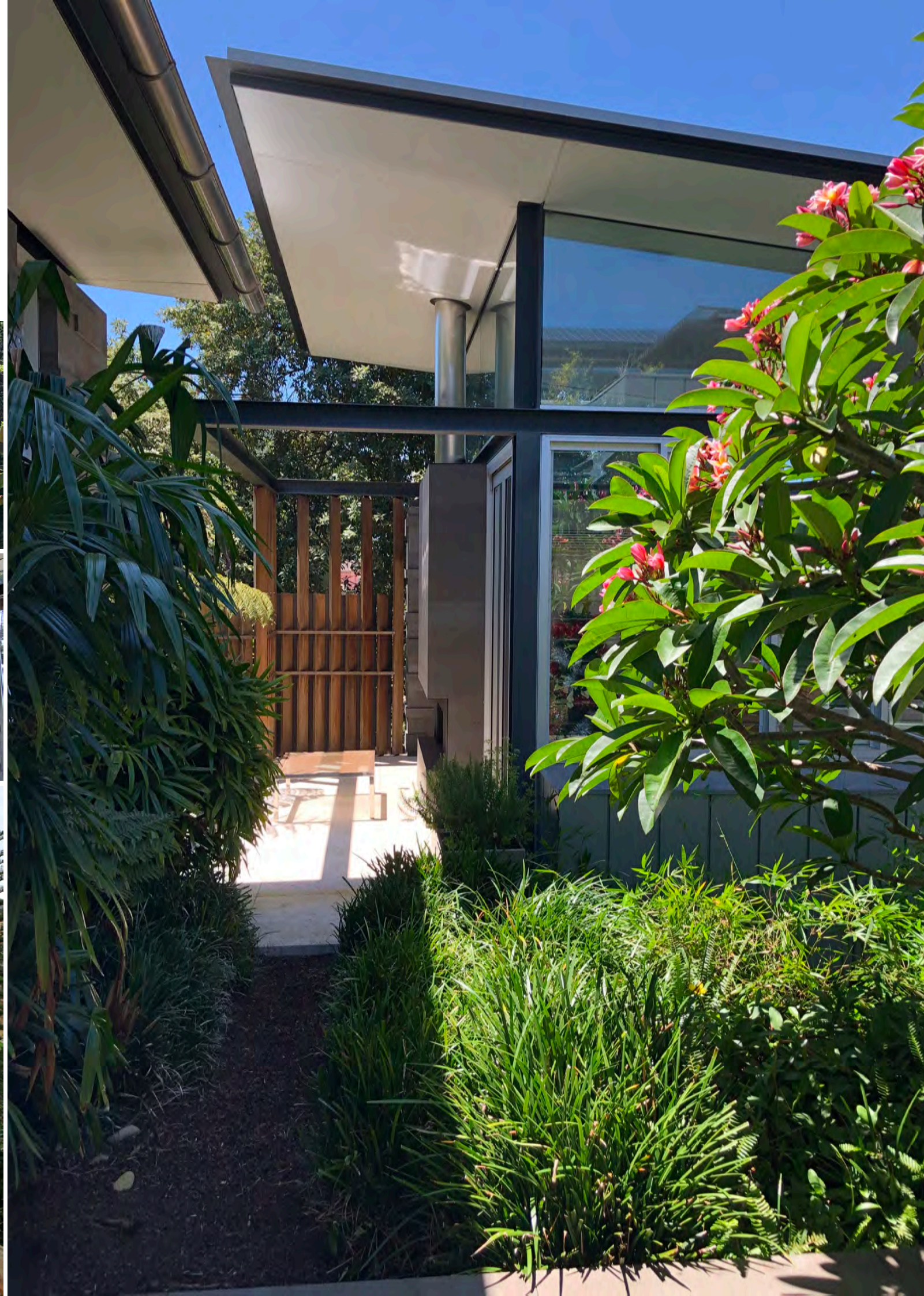
Location - Queenscliff, NSW

Project Summary

Perched on the edge of a small cliff face in picturesque Queenscliff NSW, faced with a complex site, the residence was conceived as an upside down house with dual aspect.

The residence opens to panoramic views of both Queenscliff and Manly Beaches, as well as connecting to the Manly Lagoon below, the later being accentuated by a cantilevered glass fronted pool.

Carved back into the sandstone cliff the residence also opens back up to the North to let in precious north light throughout, also providing ideal cross ventilation to the project.



PROJECTS

Residential

NORTH FREMANTLE RESIDENCE

Location - North Fremantle, WA

Project Summary

North Fremantle was originally known for its iconic warehouses and mixture of both light and heavy industry. By 2004 this corner site was one of very few remaining warehouses left as the inevitable development of affluent residential properties transformed the suburb.

As with most warehouses the walls were built from boundary to boundary with no setbacks. To knock the building down was to lose the opportunity to utilize this unique, no setback structure situated ideally on the narrowest strip of land between the Swan River and Indian Ocean.

In redeveloping the building from warehouse to residence, the design objective was to peel the top off the existing building leaving only the outside walls, and inserting a new exposed steel frames 'factory like' structure within the existing walls. The result is a contemporary three storey residence flooded with light, space, a private north facing entry courtyard garden, and a strong referential industrial aesthetic throughout.

Opposite the site and in the view of the upper floors of the new residence is the amazing and extensive steel and glass facade of the original Ford car factory. The elevation of the new residence references the materials, fenestration rhythm and industrial elegance of the old factory, and celebrates the rich history of both transformed buildings.



PROJECTS

Residential

DINNER PLAIN DISPLAY HOUSE

Location - Dinner Plain, Victorian Snowfields

Project Summary

This house was designed to be an exemplar of luxury residential in the snow, and to demonstrate a new level of quality unseen at that point in the unique township of Dinner Plain, which was conceived as a residential village to support Mt Hotham ski slopes.

The project was the brainchild of Tony Canon from the Ray Group, whom had the vision to advance the slightly tired Dinner Plain village, to becoming a new benchmark for luxury tourism increasing value with the aim to set a new benchmark for the village. Dinner Plain is in fact the highest freehold land in Australia and is recently also blossoming in the off season tourism for nature trails, hikes, horse riding etc..

The display house designed by GKA celebrates its snowy gum lined location, with days beds, a spectacular four person spa located in the centre of the living spaces, as well as a beautiful well-appointed master suite, the house sparing no expense with use of natural timbers and top level Italian design fit out. GKA worked jointly with Giovanni Di Ambrosio for the internal fit out with the outcome creating a world class holiday home.

Once again, this project was for a repeat client of GKA's, and interesting we have since been re-engaged by the new owner for further works at the adjoining Onsen Day Spa.



PROJECTS

Residential

COTTESLOE TOWNHOUSES

Location - Cottesloe, WA

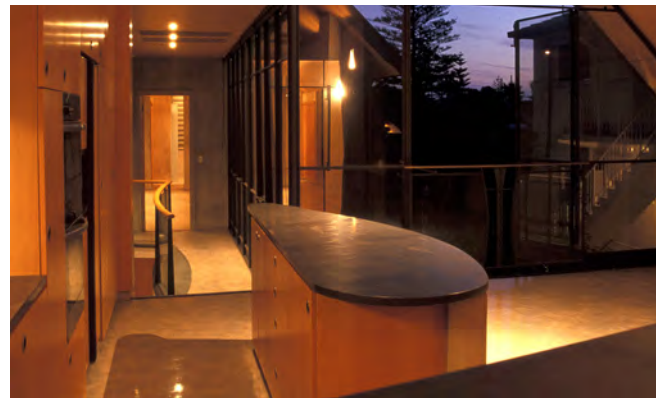
Project Summary

Situated in an established neighbourhood of old character and heritage homes, not so old apartments and a street lined with the ever presence Cottesloe Norfolk pines, this duplex development explores the following; context, the maximizing of given space, desired amenity and offering the owners a contemporary and crafted home.

Modern, yet sympathetic to their surrounds the solution investigates a pavilion / courtyard model allowing good north light and cross ventilation to all habitable rooms, accentuated by the use of staggered 'blade' walls with large, fully operable glass walls, opening internal spaces up to courtyards. Open planning and large volumes also aid in the feeling of space, with lofty floating gable roofs framing the surrounding Norfolk's.

A contemporary palette of concrete floors, glass face render walls, steel joinery, timber veneer ceilings and cabinetry was developed, contrasted yet complemented by a subtle theme of curves throughout the projects detailing.

The separation of pavilions is accentuated by a glass 'bridge like' gallery link. The upper floor has a trafficable glass ellipse and downstairs the gallery of boarded by a water feature traversed by large stepping stones.



PROJECTS

Residential

MT CLAREMONT RESIDENCE

Location - Mt Claremont, WA

Project Summary

A repeat client contacted GKA to create their family home in Mt Claremont having completed a holiday home for them in Eagle Bay. The home was to be energy efficient and low maintenance given their time is split from this and their second home down south.

The house is designed to maximize northern orientation and outlook, with all living Dining Kitchen and alfresco capitalize on the northern outlook with allowance for good cross ventilation throughout given the linear layout. Warm materials were used such as natural stone and extensive timber floors and ceilings are incorporated to help provide a natural yet robust outcome. The design also catered for a extended family allowing flexibility of use whilst bringing the family together in the communal areas.



PROJECTS

Residential

COTTESLOE RESIDENCE

Location - Cottesloe, WA

Project Summary

Located in the quiet well treed cul-de-sac this residence offers the owners a secluded tranquility followed through from planning, to materials and finishes.

Ocean and tree top views are obtained from the north facing upstairs sitting room, master bedroom and large balcony area. Large ground floor living and dining areas open up with dual orientation to a large northern court and a more intimate central courtyard area, giving good northern orientation as well as ideal cross ventilation to all the major rooms.

The house is arranged around a series of courtyards, bringing the outdoors in. The front court has some magnificent established trees integrated with the new home and has been elevated from street level to retain privacy while maximizing on its northern orientation.

The central court is more introspective with large stepping stones and a water spout feature wall spilling into a large Balinese pot perched on a natural green stone pond and pedestal. This court, while mostly enclosed, provides a more sheltered and secluded environment while being quite decorative.



PROJECTS

Residential

BUNKER BAY RESIDENCE

Location - Bunker Bay, WA

Project Summary

This residence was one of a number of private residences completed by GKA following their creation of the Bunkey Bay Resort. As part of this development GKA were charged with creating multiple housing types for each lot type, plus creation of design guidelines and standards for any further private residential lots that surround the resort. The intent being that estate remain a harmonious combination of private luxury residential that complement the greater resort and can be read as one entire masterplanned project in its sensitive coastal location.

Situated on one of the beachfront lots this residence is a good example of the prototypes designed by GKA, albeit with some site specific tweaks such as creating a split level arrival to create an upper level living dining kitchen area, maximising views and connectivity to the beach.

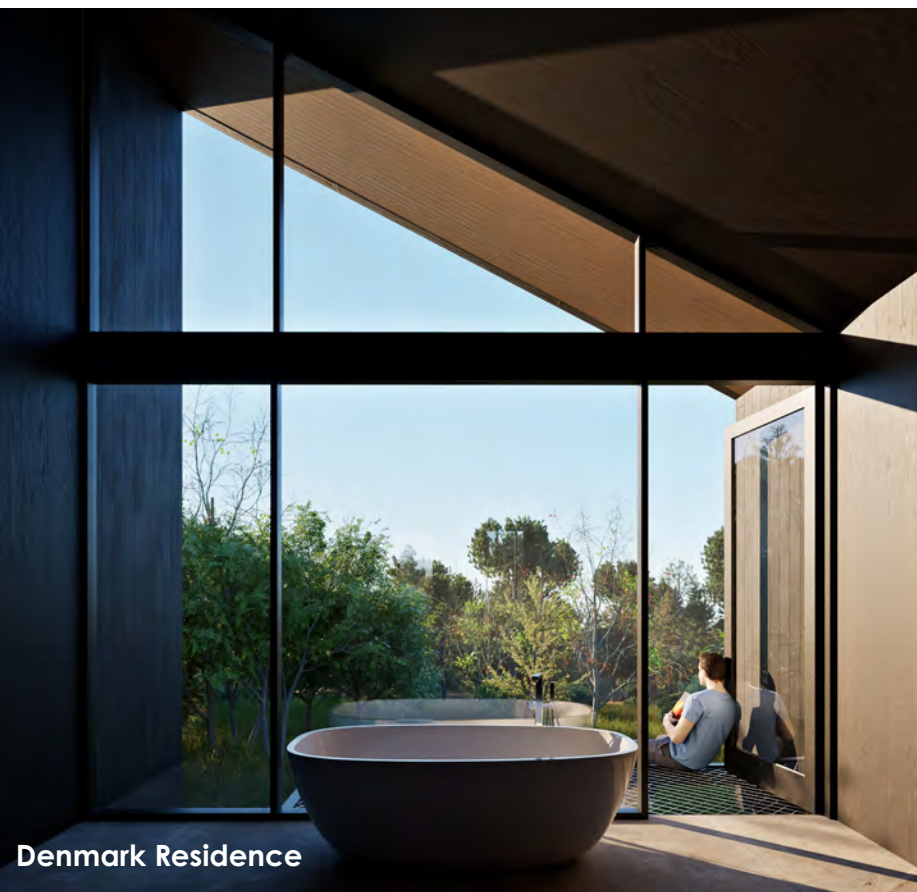
This created some unique opportunities and bespoke resolutions unique to this scheme and worked within the established guidelines. The use of natural materials, such as stone and timber, soft curved roofs combined with simple gable roof lines creates a residence that is truly reflective of the award winning Bunker Bay Resort in both form and materiality



PROJECTS

Residential

in Progress



AWARDS

ASEAN Energy Efficient Buildings Award
WINNER - First Prize 2005
Popa Mountain Resort, Myanmar

Asia Pacific Hotel Awards
WINNER Best Hotel Resort Indonesia 2011
St. Regis Resort, Bali

Australian Hotel Association NT Branch
BEST Superior Accommodation
Skycity Darwin, Northern Territory

Australian Steel Institute - WA Awards
FINALIST - Architectural Steel Design 2005
Pullman Bunker Bay Resort

COMMENDATION - Architectural Steel Design Award
2007
Bale Port Douglas, Queensland

Australian Tourism Awards
GOLD - Business Event Venue 2022
GOLD - Business Event Venue 2024
Pullman Bunker Bay Resort

CNBC - Asia Pacific Property Awards
WINNER - The Architecture Award - Australia 2009
Balé Port Douglas, Queensland

Condé Nast Traveler's Readers' Choice Award
#1 Resort In Australia and The Pacific 2019
Nanuku Auberge Resort, Fiji

Conde Naste Traveler Readers Travel Awards
WINNER - Best Hotel in the World 2011
Four Seasons Resort Maldives, Kuda Huraa

Conde Nast Traveler - USSR
Top Ten Best New Hotels 2012
Taj Bekal, Kerala, India

HICSA
WINNER - Best New Hotel - UpScale Leisure 2012
Taj Bekal, Kerala, India

Housing Industry Association (HIA) Awards VIC
WINNER - Commercial Projects Over \$1 million
2008
Dinner Plain Central Facilities + Spa

International Travel Awards
WINNER - Best Luxury Beachfront Resort 2023
Jumeirah Bali, Indoneisa

Master Builders Association -
Excellence in Construction Awards
WINNER - Best Regional Development 2005
WINNER - A Building Designed For Use In The
Entertainment, Hospitality or Sports Area 2005
Pullman Bunker Bay Resort

National Tourism Australia Awards
BEST Redeveloped Accommodation 2013
Skycity Darwin, Northern Territory

Royal Australian Institute of Architects - WA
Chapter
WINNER - Steel Award 2005
Pullman Bunker Bay Resort

WINNER - Award of Merit in Recognition of
High Overall Architectural Standard
George Temple Poole Award 1996
Four Seasons Resort of Bali, Indonesia

Tourism Northern Territory/National Tourism
Awards
BEST New Development 2013
Skycity Darwin, Northern Territory

Urban Development Institute of Australia
Judges' Award 2019
Carrington57, Western Australia



Tirtha Wedding Facility - Bali

AWARDS

Urban Design Institute of Australia (UDIA) Awards QLD
WINNER – Consultants Excellence Award 2009

Balé Port Douglas, Queensland

WA Industry & Export Awards
FINALIST – Design Award 1994

Four Seasons Resort of Bali, Indonesia

Western Australian Timber Industry Awards
WINNER – Excellence in Engineering & Architectural
Design of a Timber Framed Structure 2005

Dinner Plain Display House, Vic

WA Tourism Awards
GOLD - Business Event Venue 2019, 2022, 2023, 2024
SILVER - Business Event Venue 2021
GOLD - 5 Star Luxury Accommodation 2019, 2021,
2023, 2024
SILVER - 5 Star Luxury Accommodation 2022

Pullman Bunker Bay Resort

Curtin Heritage Living's Cottesloe Redevelopment is a standout project, from the sensitive redevelopment of a heritage area, the bringing together of old and new buildings, to the seamless integration of new community amenity in the heart of Cottesloe, the project sets a new benchmark.

The design is sensitive to the environment in which it is situated and to the situation residents find themselves.

The judges were impressed with the utilisation of heritage buildings to support a range of accessible to residents and the wider community.

Overall, the judges found it was a challenge to find any aspect of this development that was not a standout!

Jury Comments

UDIA Awards 2024



Contact Us

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