



CATEGORY 7

Residential Alterations / Additions
less than \$150,000

PROJECT ADDRESS

601 Priestdale Rd, Rochedale South

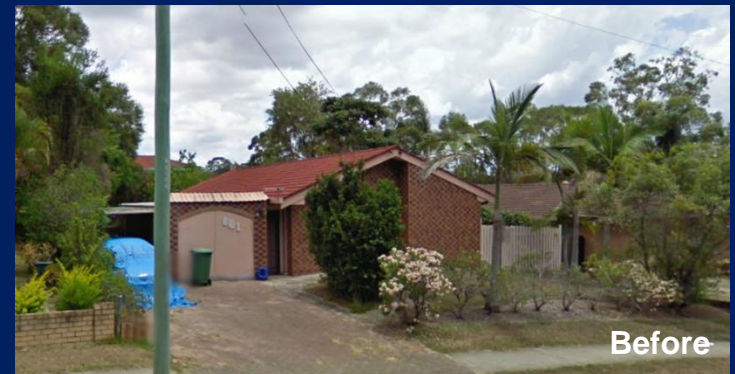
DESIGNER

SEQ Building Design

DESIGN BRIEF

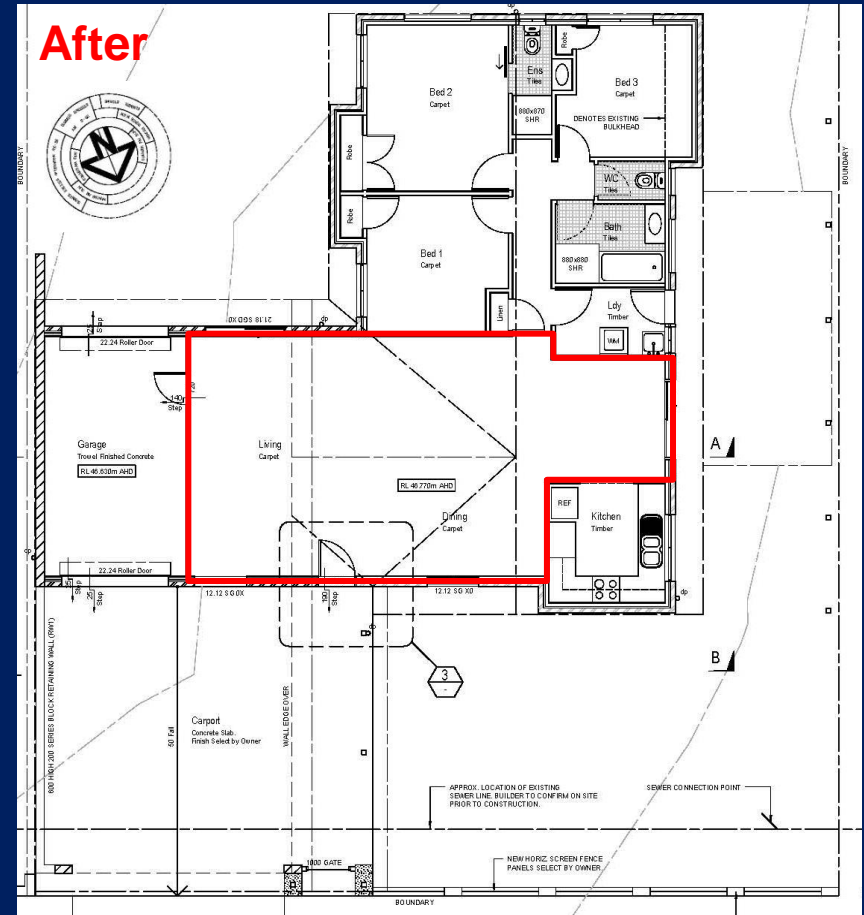
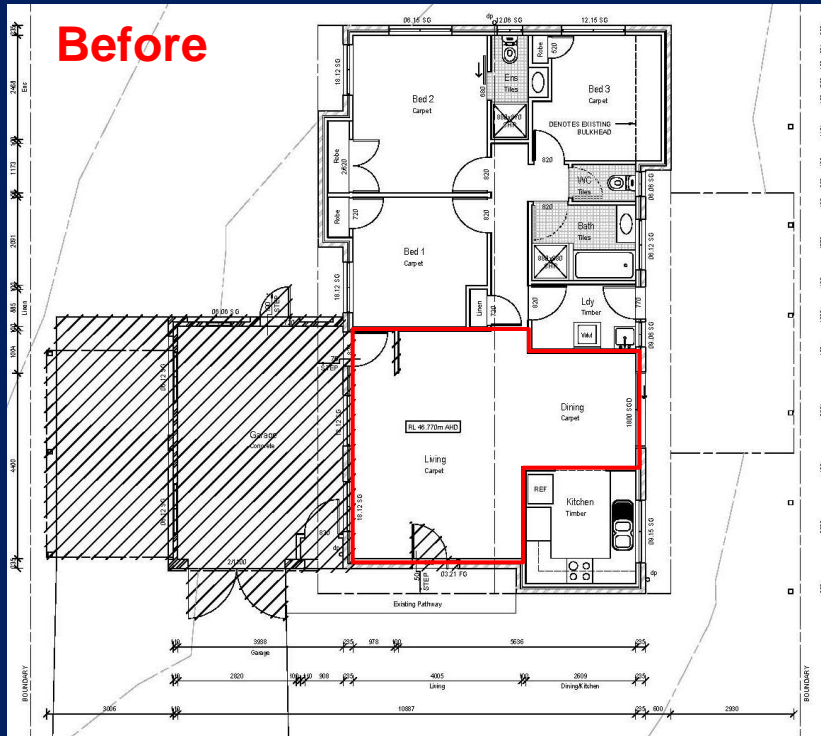
- Increase rental yield and asset evaluation on minimal budget
- Budget conscious and careful not to over capitalize
- 3bd 2bth 2car to remain unchanged, space Increase for living areas required to bring the property in-line with space expectations for a 3 bedroom home.
- Improve livability with the introduction of more natural light to living areas
- Keep internal garage and provide additional covered parking with vehicle access to backyard

DESIGN ANALYSIS



Garage wall and footings had failed structurally, presenting a safety risk and a build over sewer was required for the carport.

DESIGN ANALYSIS

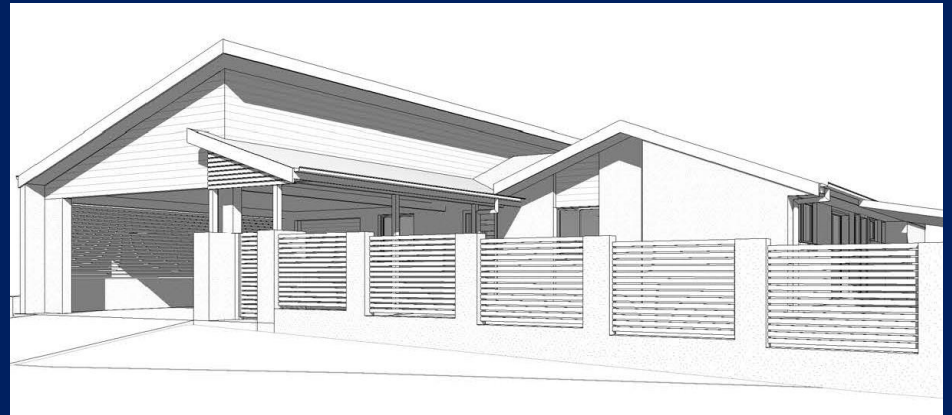


The previous living area layout was 21.6m² positioned in the north facing front half of the house with bedrooms positioned to the south. With the focus on costs, both kitchen and bedroom locations would be preserved and the living room would be extended to the east in place of the existing Garage which required structural work to make good.

DESIGN ANALYSIS



It was determined that a ***modern redesign would deliver the best property value increase*** over a traditional extension, this decision factored in a complete re-roof from tile to sheet metal.



DESIGN OUTCOME



After



After



After



Before



Before

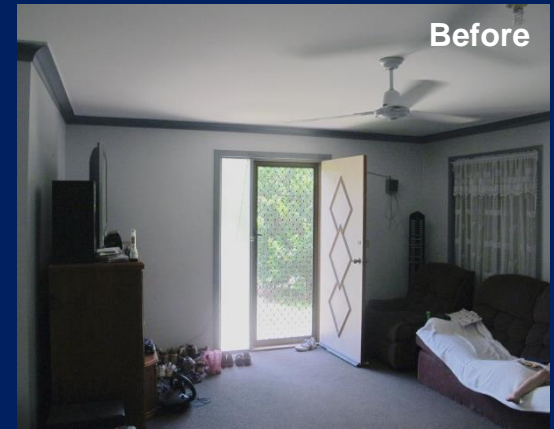
DESIGN OUTCOME



The existing garage and carport structures were demolished with slab and footings re-laid to make good the previous structural issues. The house was extended to the east with the new garage (with front and rear access) relocated to the boundary line with a built to boundary wall making way for an increase to internal living areas.



DESIGN OUTCOME



**previous doorway converted to window*

With the available space created by the garage relocation, living / dining space was extended to the east adding 22m² to the overall area. Extending the living room past the eastern bedroom wall line enabled natural light to be drawn from rear double doors opening to the back yard and also from the front of the property. The kitchen remained on the north western corner to avoid adding additional cost to the renovation.

DESIGN OUTCOME



To deliver a modern, updated look we focused on creating a point of difference over neighboring properties, this was achieved through the use of skillion roofing to create unique shapes and patterns with the home's exterior.

The skillion roofline pitch was exaggerated to a height that surpassed the existing house roofline and created a feature that naturally draws the eye.

A smaller pitched skillion roofline forms a covered walkway parallel to the carport roofline providing a clear weather proof path to the homes entry and softens the vertical angle created by the adjacent carport roof support, privacy screening was used to shield cars against elements and improve security.



DESIGN OUTCOME (cont'd)



A bold grey roof contrasts against the pale grey colour of the home, the existing brick was rendered and weather board cladding was used on the upper carport roof and features above the front window to break up the new rendering.

The same dark grey is repeated in smaller amounts around the property, particularly on the fence batons, entry way door and roof supports to give the home a balanced feel.

DESIGN OUTCOME (cont'd)



A fly-over roof was chosen western patio side, and provides sun control for the hot summer sun. The fly-over was a cost effective choice and added ceiling height to the patio area over an extension of the roofline.

The previous patio fence was removed and a new fence erected on the front boundary, opening the patio area up to flow through breezes and better utilizes available yard space on the 607m² block.



Finish