



**CATEGORY 8**

Residential Alterations/Additions

\$150,000 to \$300,000

**PROJECT ADDRESS**

8 Burnham Rd, Bardon

**DESIGNER**

SEQ Building Design

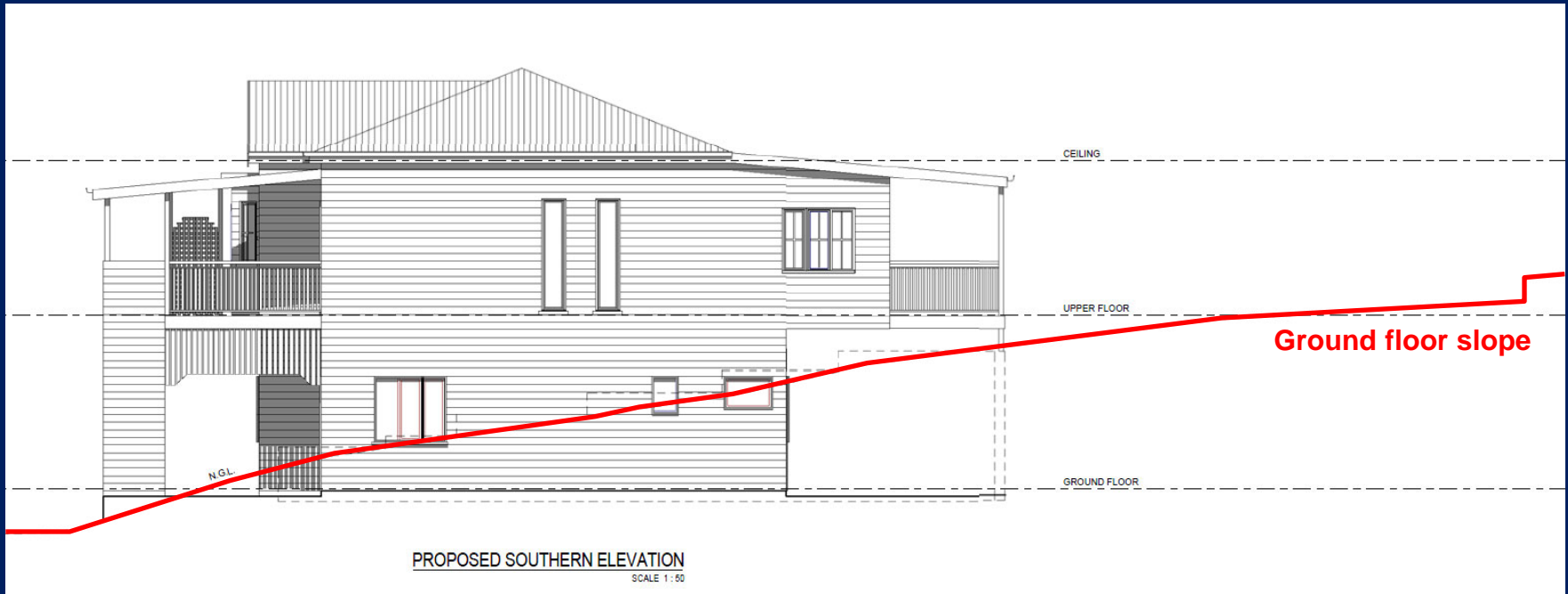
# DESIGN BRIEF

- Client required their 3bed 1bath Queenslander to be raised, built in underneath and inclusion of a 4th bedroom.
- Bathrooms were to be included on both upper and ground floors. Their home was to retain the classic Queenslander look.
- Client was an avid camper and required ground floor internal access for camper trailer and related equipment.
- Due to steepness of the lot, the lift height was compromised for excavation to ensure internal camper trailer access to the ground floor.
- The home owners have older children and wanted to create separate living zones in the same house. Master required an ensuite addition, a second bedroom was to remain upstairs so future sale value would not be impacted.

## DESIGN BRIEF (cont'd)

- It was a requirement that an open floor plan be used that combines the outdoor spaces with indoor living areas and encourages natural light into the home; where possible additional internal storage should be incorporated.
- Property is located within a demolition Control Precinct, clients were also considering a pool in the future and required ample side access to the rear yard for this reason.

# DESIGN ANALYSIS



The block size is 610m<sup>2</sup> and is subject to the requirements of Brisbane City Plan 2000 Demolition Code. The home is located on a steep lot and would require substantial excavation and retaining to achieve the ground floor addition. Vehicle accessibility to the internal garage would be problematic if the home were raised to the full 8.5m height allocation.



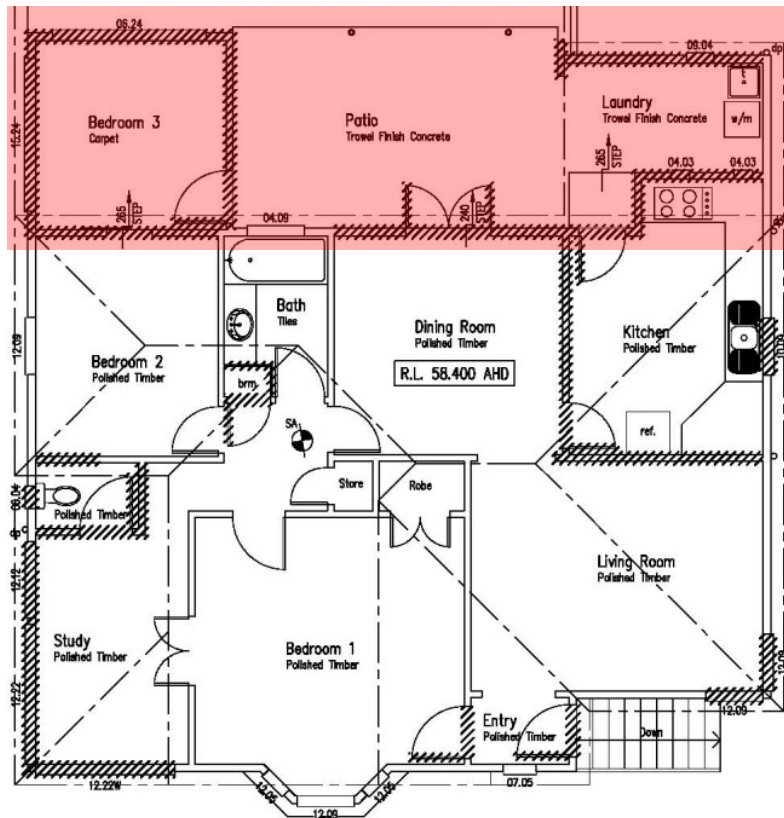
# DESIGN ANALYSIS



The property street frontage is west facing and not the optimal direction for passive solar performance. Existing sun controls on western frontage greatly reduced the amount of natural light, and the existing internal layout was segregated, stifling natural air flow.

# DESIGN ANALYSIS

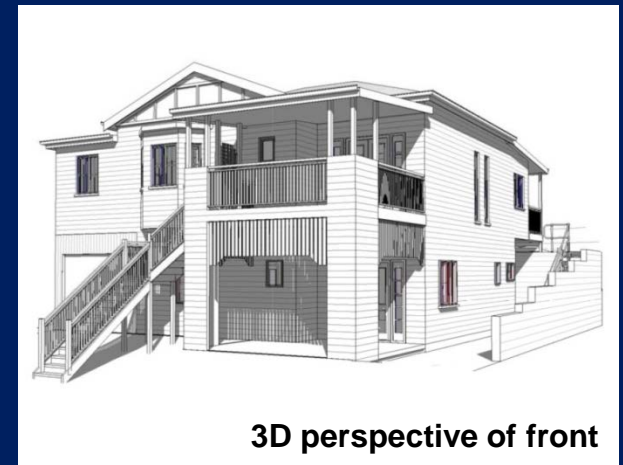
## Demolished



Home is built on a timber frame, the rear extension on a concrete slab. To raise, the concrete slab along with the extension had to be demolished.



# DESIGN OUTCOME



With the property located in a DCP the front deck required development approval. The client's classic Queenslander design requirements supported DCP design requirements.

# DESIGN OUTCOME



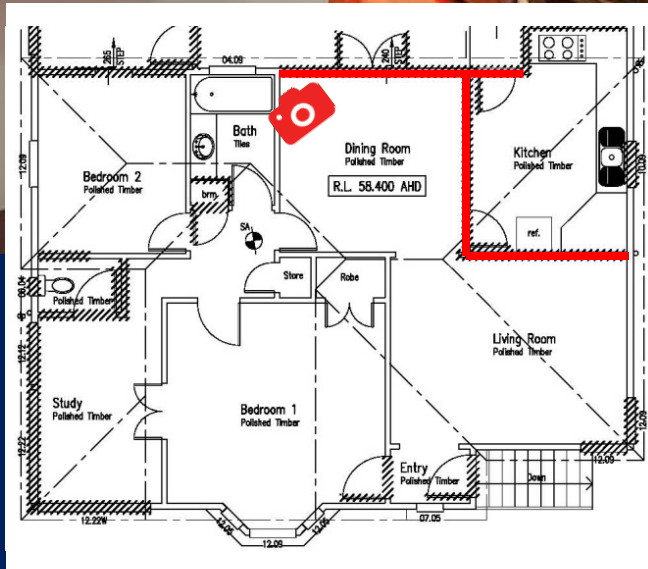
The completed design kept to clients request for a home that retained the classic Queenslander look



# DESIGN OUTCOME



After view dining area through to front balcony



Addressing the issue of natural light for the upper level required opening up the living areas.

Dividing walls between the rear, kitchen, dining and lounge rooms were removed to draw natural light from the front and rear of the home

# DESIGN OUTCOME

After photo of kitchen



**Previous kitchen was demolished** and positioned at the rear of the home overlooking the deck. Removing walls surrounding the kitchen opened up natural light to the living areas

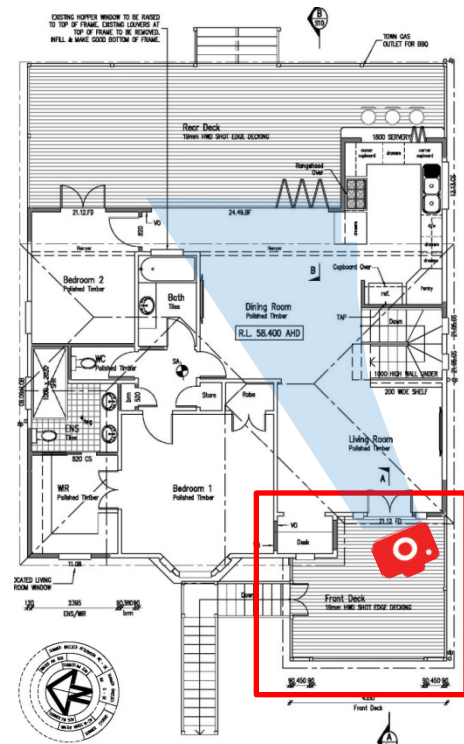


Kitchen before



Kitchen entry before

# DESIGN OUTCOME



**A front deck was settled upon** with a skillion roof to provide sun control and the roofline is blended into the home and keep with the classic Queenslander style.

Incorporating a deck enabled the **use of double French doors** that draws more natural light and enables flow-through-breezes to be drawn through to (and from) the rear of the home.

# DESIGN OUTCOME



To guarantee vehicle access to the ground floor internal garage the home was lifted a minimum amount from N.G.L. to meet a ground floor height of 3200mm. The reduction in lift height resulted in substantial excavation and retaining work to complete the build in under. In addition to standard excavation requirements for accommodating the ground floor addition, an additional 5500mm was excavated at the rear for a 1500mm floor extension and for a ground floor patio area to be included directly underneath the upper floor deck. The excessive excavation was offset by gaining internal vehicle access, additional ground floor space to the rear and access to additional natural light from the space created between rear deck and extended patio area.

# DESIGN OUTCOME (cont'd)



After - deck and 2400mm bi-fold doors

Placement of a 4.3kw Solar Panel system was located on the northern roofline providing maximum, uninterrupted exposure. Rear ground floor patio area is used to discreetly house a 6000ltr plumbed and pumped water tank system.

The 3<sup>rd</sup> Bedroom and laundry at the rear of the home were demolished and added to the ground floor layout adjacent to the patio, this opened up the rear upper floor layout for a 4000mm deep deck and 5000mm deck access through 2400mm high timber bi-fold door. The large opening at the rear of the home has merged the outdoor rear deck area with indoor kitchen, dining and lounge rooms.



Rear ground floor patio area

# DESIGN OUTCOME (cont'd)



View through kitchen servery window



Open planned living area



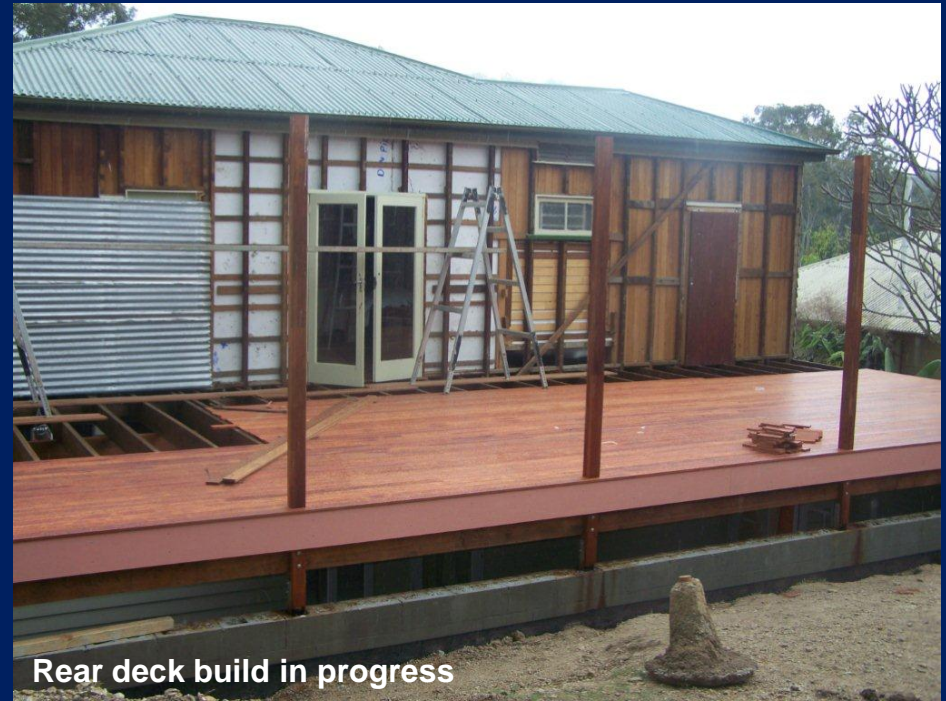
View from back yard

Floor layout was extended 1500mm at the rear of the home with the central placement of a new kitchen adjoining both the deck and dining rooms. An 1800mm servery window was completed with timber bi-fold windows extending out to the rear deck. The new kitchen location opened up the dining room and access to the living room funneling natural light and breezes from the front and rear decks through to the centre of the home.

# DESIGN OUTCOME (cont'd)



Ensuite accommodated by rear property extension



Rear deck build in progress



Ground floor bathroom adjacent to patio area

Extending the home to the rear enabled the existing toilet to be relocated without compromising on the size of the second bedroom, making room for an ensuite / W.I.R. addition to the master bedroom.

# DESIGN OUTCOME (cont'd)



After picture of stair well



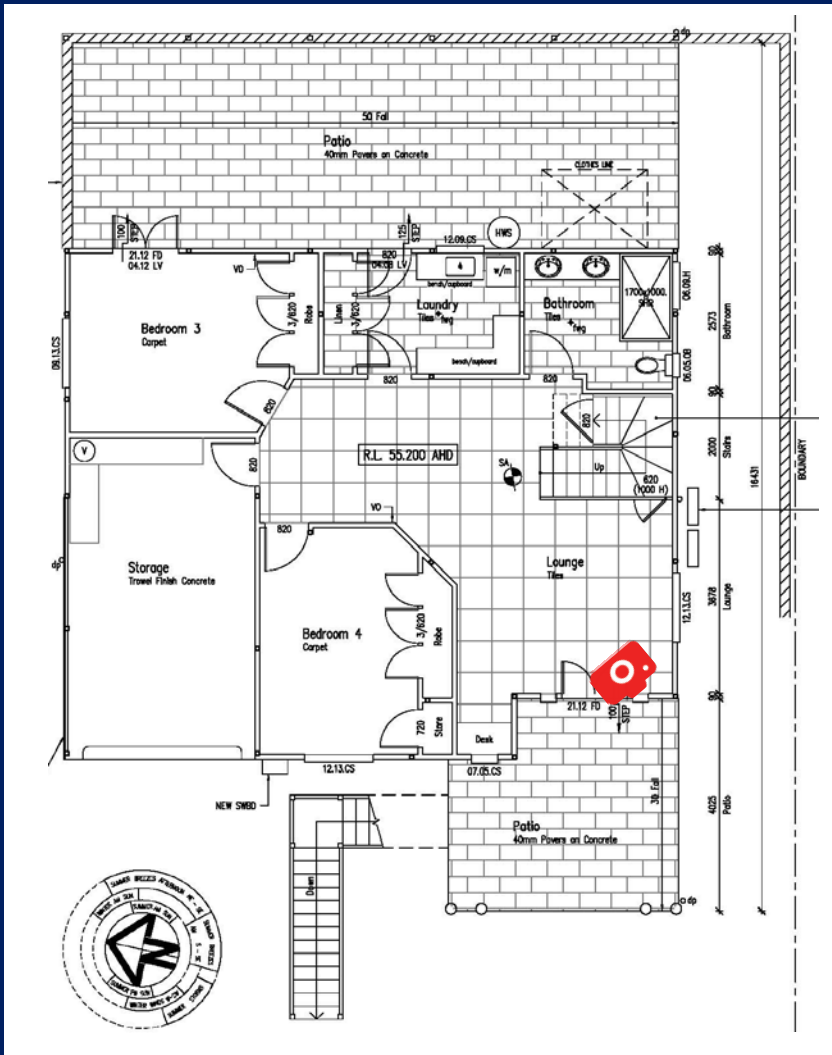
Ground floor view

To keep with the Queenslander feel, the upper floor retained the original VJs, Cornices, Picture Rails and lead light windows.

The stair well was centrally located, providing easy access to living areas, unifying the upper and ground floor areas. We opted for a 1000mm high wall on the living room side of the stair well so natural light and air flow was not inhibited between the front and rear of the home. 2400mm high lead-light windows over the stair well draws ample natural light into the upper living areas and also funnels light to ground floor living areas.



# DESIGN OUTCOME (cont'd)



**Spacious ground floor living area**

Lower floors were finished with plaster board and living area tiled. Two double bedrooms, both with built-ins were worked into the ground floor layout, and separated by the garage / storage room

## DESIGN OUTCOME (cont'd)



Spacious ground floor living area

The wet areas were grouped to the rear of the ground floor to the southern side where there would be minimal interruption to natural light, laundry opened to the rear patio where the clothes line is located. The lounge room was positioned to the front of the ground floor layout and opens onto the front patio through double French doors drawing natural light into the ground floor level.



**Finish**