

Credits

Architectural Designer: Matthew Janes
 Contractor: Humphries Construction
 Kitchen Design: Kath Flowerday, Pritchards Kitchens
 Interior Design: Caroline's Creative Interiors
 Landscape Design: Guardian Tree & Landscape Services

Project Description

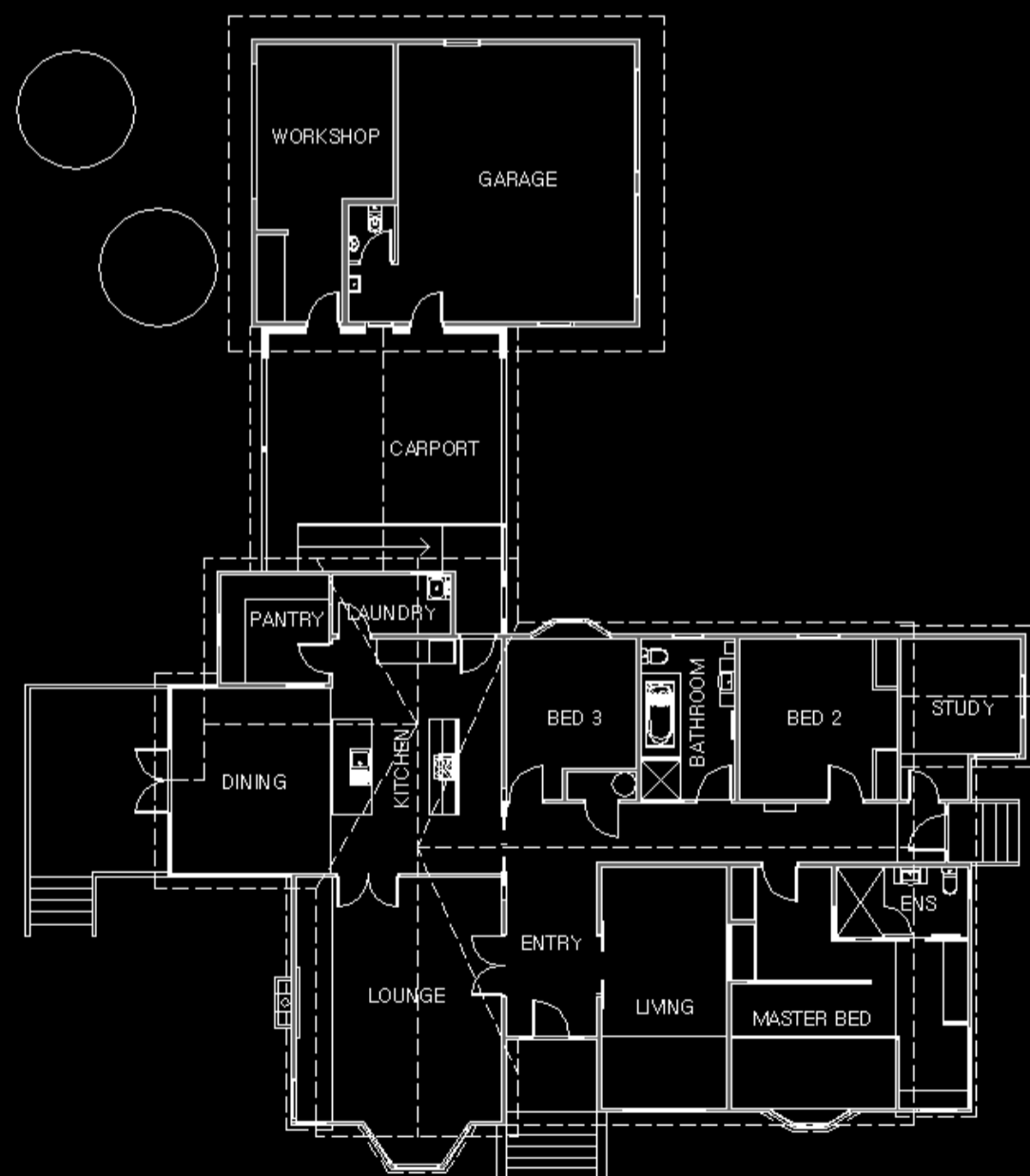
The clients brief was to retain the charm and classic features of their turn of the century villa, whilst modernising and ensuring it was compliant with all current building codes.

The clients, in their golden years wanted to future-proof their new home, ensuring wheelchair access and easy manoeuvrability in the new space. The existing home was not in a condition conducive for warm, healthy, clean living. The wiring was not up to current standards, and the property in general was poorly insulated. On entering the property for the first time was like stepping back to 1930 - apricot plumbing fixtures, velour wallpaper - so the task seemed insurmountable.

Creating an open plan space throughout the kitchen and dining area where their extended family could enjoy get-togethers was paramount. Service areas to accommodate the large numbers of visitors were given careful consideration, all the while retaining the old world charm.

The existing concrete block, detached garage did not emulate any of the villa charm, and resembled a war time bunker. Design to incorporate this building as part of the villa included tying the roof-line together with a carport housing the wheelchair accessibility.

This "old lady" has had new life breathed into her, to ensure her continued longevity.



After



Before

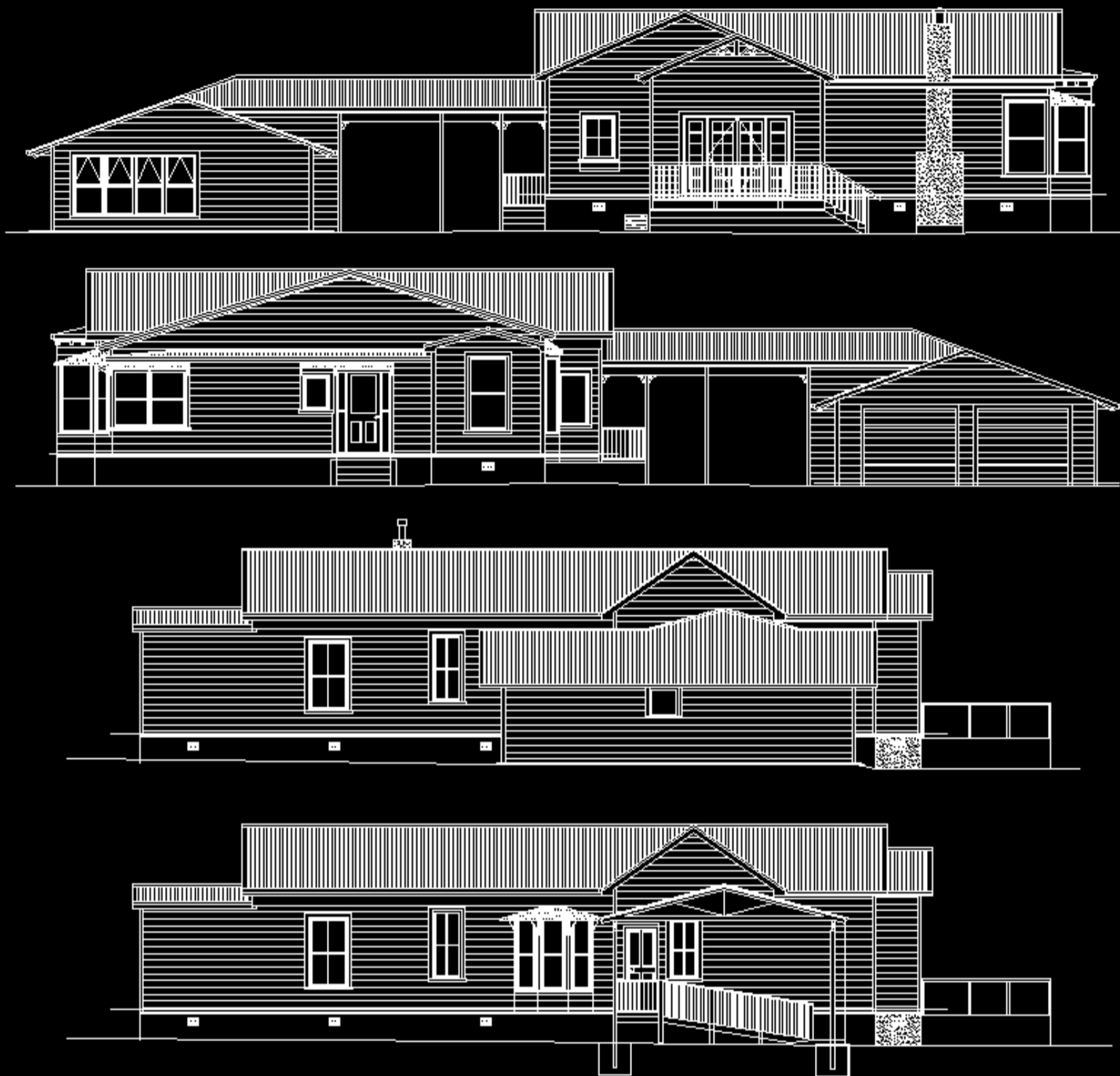


Project Information

Project cost: \$300,000
 Completion: 2013
 Existing Floor Plan: 294m²
 New Floor Plan: 354m²
 Site: 8534m²

A beauty restored





Design Features

Restoring new life into this old lady was like opening a can of worms. A sagging roof, rotten weatherboards, window frames, one side of the house including wall framings requiring replacement due to rot were some of the obstacles. The Gibson's home was in need of more than just a lick of paint. Sympathetic design was required from the outset to ensure the character of this villa was retained throughout. She now boasts pretty much new everything, and all to current code.

The old garage was transformed using weatherboard clad over top of the block work in keeping with the existing villa cladding. A covered carport was added to tie the house and the garage together, while also housing a wheelchair accessible ramp. Consideration was given to the practicalities of getting a large car with wheelchair into this area, with ease of getting into the home – all while undercover.

Thought was given when creating a new kitchen space to ensure natural light and openness. Windows and doors were set, with the extension pushed out to the north, maximising all day sun into the hub. The old living areas were disjointed, so a glazed door from the kitchen to the lounge was added. The fireplace was refurbished with design of a new hearth, intricate detailing of a plaster surround, and mantelpiece. Ornate ceiling roses were put in to ensure the character remained. Existing floorboards were discovered and lovingly restored to the kitchen and bathroom. New life begins for this old lady.