

2010

Queensland Building Design Awards

- Category 5 – Alterations or additions under \$150k
- “KeigLowes” House. West End
- Designer - Latemore Design

Team – Peter Latemore
Andrew Beaman



design brief

- Like the cottage, enjoy the 'smaller' type of house.
- Need access to back yard.
- Hate the kitchen, dark, low ceiling, small.
- Desperately need another living space, especially dining.
- Happy with remainder of house.
- Dislike dangerous rear stairs.
- Do not need extra bathroom.
- Want a tank.
- Need solution to flooding from back yard.
- Prefer minimal disruption, as living there during renovations.
- Modest budget – max \$120k.

design analysis

- Small lot, only 300sqm.
- Character area, which allows rear additions, with no DA.
- Small rear yard.
- Good northern light along northern side boundary. Neighbouring houses well removed along that side.
- Rear of house above and disconnected from rear yard.
- Kitchen poorly ventilated, and dead-end space.
- Space adjacent to kitchen, very constrained.
- Ground water from rear causing problems as lower portion of house a little under nearby ground.
- Site slopes a bit from rear yard, and across to north side.
- Limited access to rear yard, street narrow.

design outcome

- Design centred on simple, modest extension, requiring minimal changes to existing building fabric. Also meant no DA, saving time and some fees.
- Early scheme checked with builder for pricing considerations, which reduced scope a little, thereby meeting owner's budget.
- Charm of existing building gable shapes brought into addition with a cathedral ceiling under 'gull-wing' roof.
- Elegant one room space added to achieve all of owner's needs. Mainly a living/dining multi-purpose space open to a new kitchen, all leading out to rear yard.
- Converting dank kitchen to light-filled link and study, changes whole feel of rear of house.

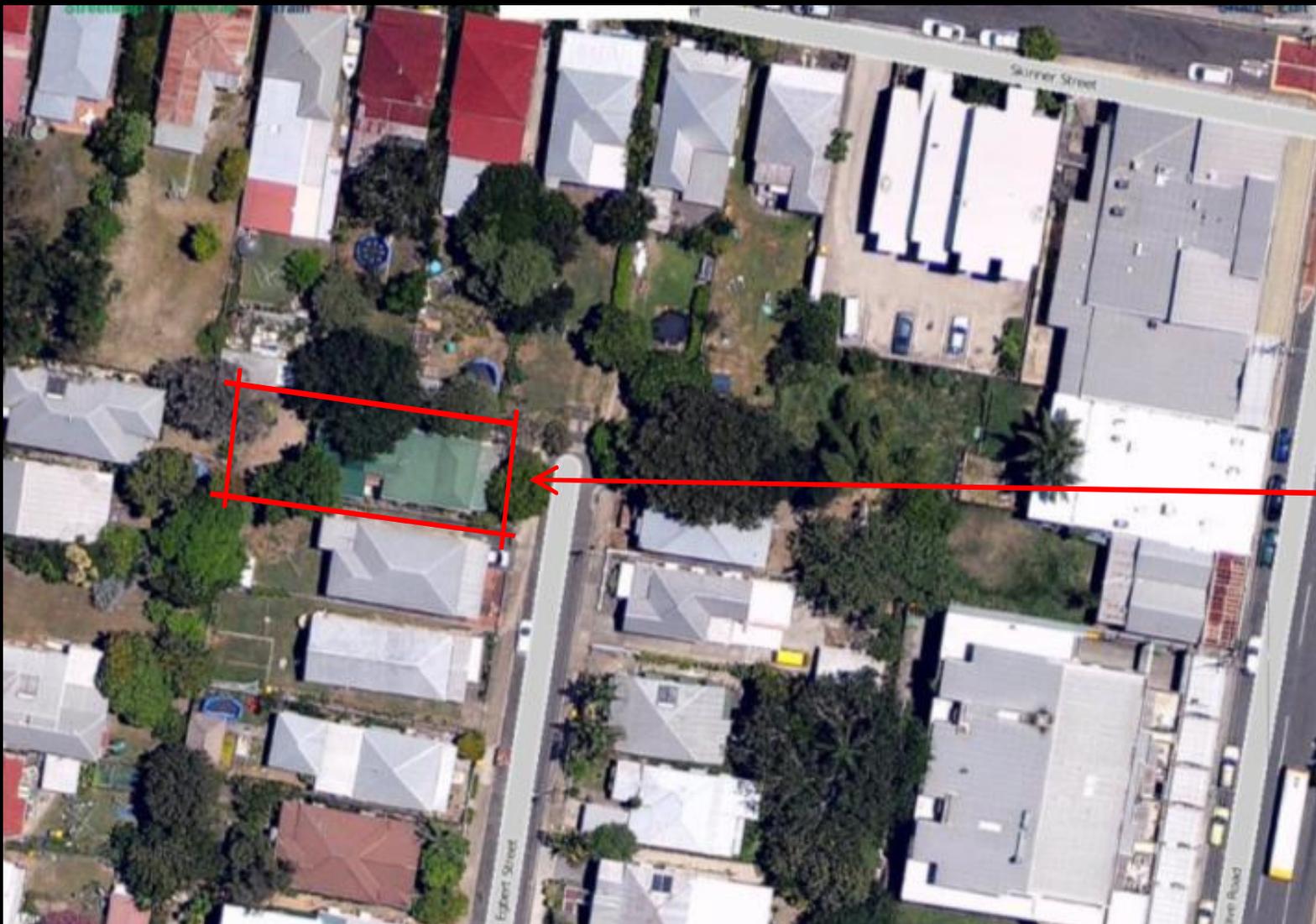


design outcome

- Simple structure used small 'sticks' of timber allowing for delivery by smaller trucks and man-handling of materials to rear.
- Lower flooding solved by a modest excavation under the addition, surrounded with well drained retaining walls, open to lower north side. Great zone for new tank and some storage.
- Placement of openings now provides cross-ventilation throughout whole building, negating air-con.
- Owners so impressed with how the addition has transformed their home life, now going to fully landscape rear yard and introduce vege gardens and chooks.
- Owners love their kitchen!
- Cost exactly \$120k, matching the budget.



Category 5 : KeigLowes



SITE



Aerial view late January 2010, addition complete. North up the page. Inner city small lot, at end of dead-end street, surrounded by similar properties. Open space to north side, as those properties have houses well away, allowing good light and ventilation, and no need for privacy screening.



A multipurpose addition behind an inner city Brisbane cottage, linking to the rear yard.



Original cottage on street in background, addition in foreground, excavated undercroft under.

Northern side



Original cottage in foreground, link between, addition in background.



Northern side

Original cottage left. Addition right. Old kitchen/store in between now acting as link between the two. Note the breezeway louvres in the link – were once tiny old louvres.



Rear

Addition with doors open, late afternoon. The big rear overhangs allow the generous stair landing to act as a small verandah.



Doors mostly closed, early evening. The wide stairs will double as seating for a landscaped rear yard.



Rear

Complete transformation from a faceless gabled tower into a light-filled and airy 'Great Room', bringing the property into a cohesive whole.

Before



After

Southern side

The rickety and dark rear stairs are gone, replaced with a private reading deck. Note the tank ready to water the future vege gardens.



Before



After



The new kitchen on southern side – now owner's favourite place.



The new great room on northern side, with lots of light.



Kitchen from great room. No windows there as neighbours quite close. New stairs from old kitchen area now bring together whole building.



Great room from kitchen. So much light and air.



Reading deck where old rear stairs were



Study/link that was a dank kitchen.

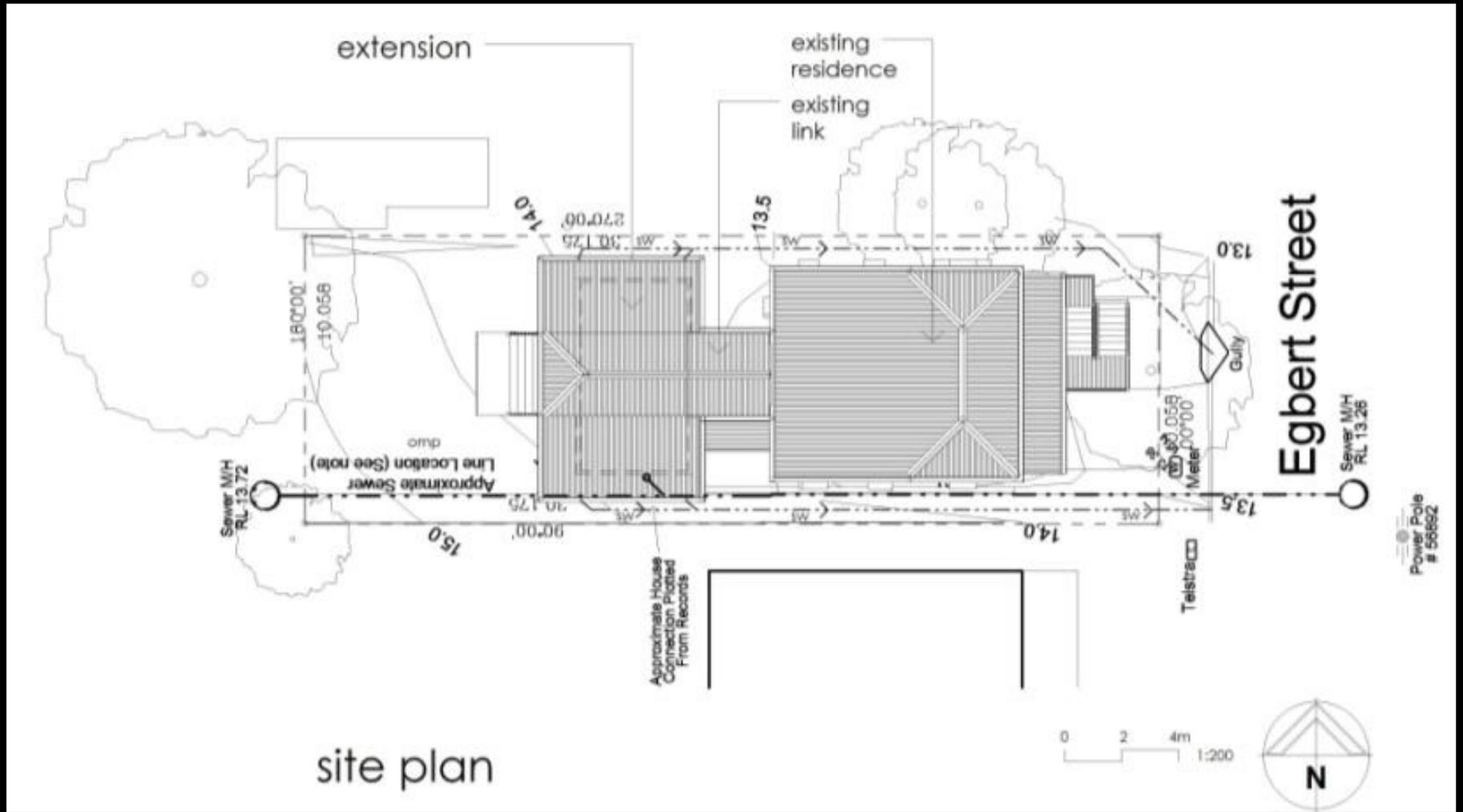


From new great room looking towards original cottage through transformed link.



Looking at rear yard through great room from link. Everything now connected and usable.

Site plan



Small lot, only 302sqm, 10x30m. Sewer along southern side required careful negotiations with council inspectors. Site slopes 2m down from rear to front, causing minor flooding to rear lower area, solved with new retaining walls under the addition providing tank and storage space.

Upper plans shown.

Building is an old 1910's cottage, with an added rear skillion and gabled kitchen, along with a build-in done in the early 1990's.

Converting the kitchen to a link accesses the modest addition and joins the underused rear yard to building.

Floor plans

Before



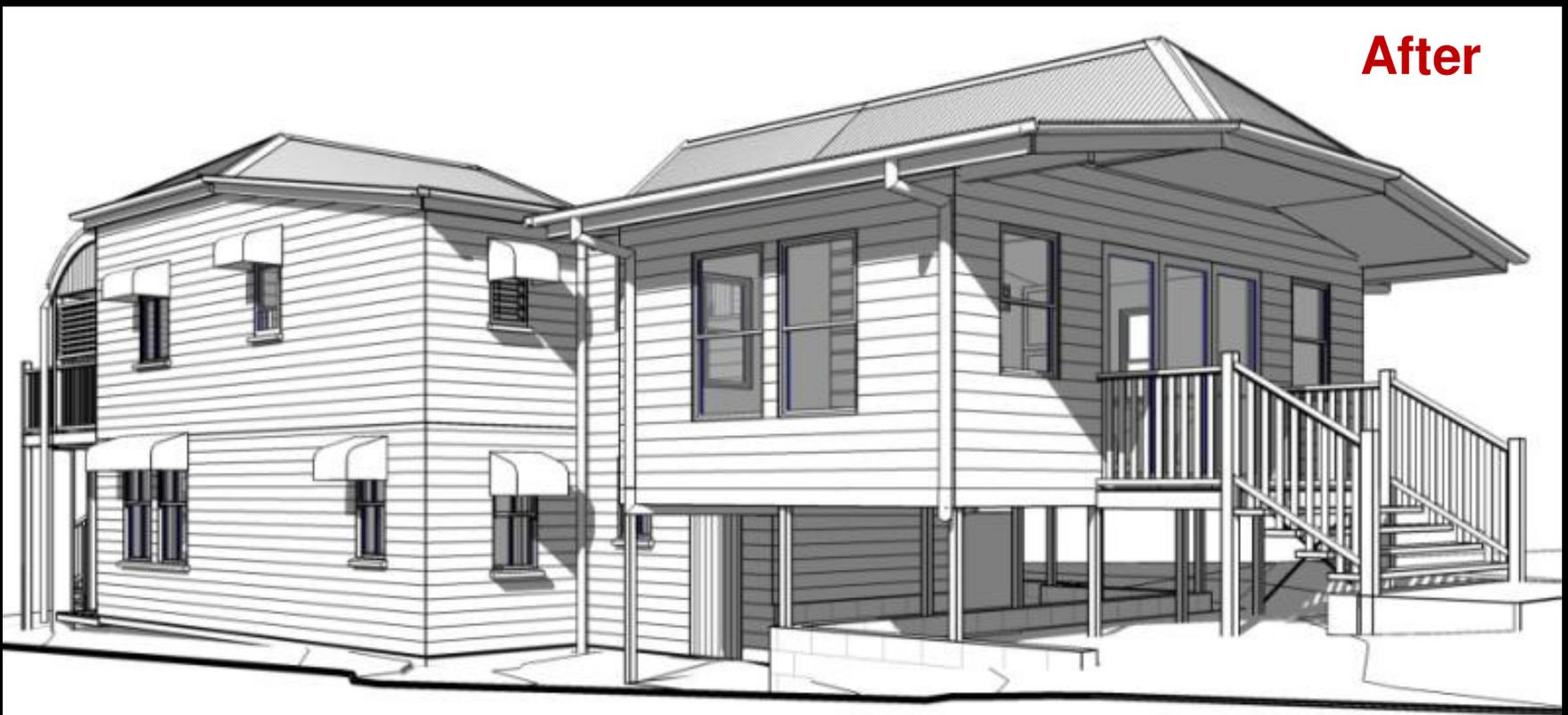
After



Perspectives



Before



After

North elevations

Before



After



West (rear) elevations

Before

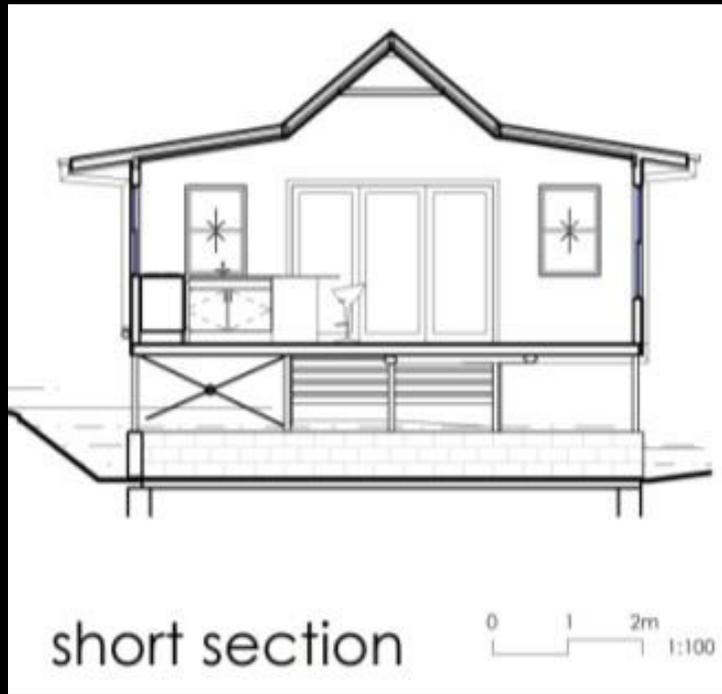


After



Addition uses the line of kitchen gable to form a new 'gull-wing' style roof. The strong symmetry of the original building is further enhanced with careful placement of joinery elements.

West (rear) elevations



Short section shows the strong gull-wing' style roof, and consequent interesting internal ceilings.

Slide show -
Julie Welch,
Peter Latemore
Photos –
Jose Figlioli

Long section shows the step downs used to link the building towards rear yard.

