



2016

Queensland Building Design Awards

Modern Addition to 30's Residence

- Category 7 – Residential Reno < \$600k
- “**Lattanzi House**”
- 12 Elfreda St Alderley. Q. 4051.
- Designer - **Latemore Design**
- In Conjunction with **Annelise Spurgeon**

Team – Annelise Spurgeon, Peter Latemore



before

rear



after

rear

before



rear



after

rear

design brief

- Lots more Living Space
- Back is south – get north light
- Find somewhere for pool
- Need Master bed now
- Future master wing with views
- Deal with steep back yard
- 2 car garage
- Keep building under \$550k

design analysis - site



Aerial view, after construction

design analysis - conditions

- Steep large site.
- Patio area too small.
- Rear terrace useless.
- Going up difficult, big DA issues.
- Rear works exempt.



design outcome

- Building under budget at \$528k.
- Found Pool space (\$42k, Total \$570k.)
- Rear extension avoided DA.
- Excavation solved rear ground.
- Large living zone with lots of light.
- Old dining now Master bed.
- Future master catered for.
- 2 car garage at house level.



Hidden extension
The grand house still stands proud



Front enhancements

New drives, renovated fence, lighting



Garage + Drive

- New drive designed to suit rules & slope.
- 'Flat' area provided.
- Major piping installed to egress stormwater.
- Fencing designed.



Link

- Careful detailing to join new to old.
- 'Box Gutter' is actually Kliplok roof.



Rear Terrace

- Linked both ends
- Cricket pitch
- Bench seat over excavated corridor





Pool + Patio

Pool on east side, open right through to Kitchen



Entertainment Heaven
Great spaces for family + guests



Pool + Patio

Pool lighting enhances nearby patio



Living

Tucked into slope, with lots of light



Patio

- AWS corner stackers
- Bathroom hidden behind bbq



Dining

Owner requested dedicated 'removed' zone



Dining

Bulkhead for stairs + plumbing to future master above



Kitchen

- Lots of light
- High ceiling
- Huge butler's pantry at right in old house



Kitchen

Hallway from old house leads into extension



Master Bed

- Was dining
- Kept all doors
- Old living now a private sitting area
- This space will be future guest wing





Refit of old
western
hot
bedroom

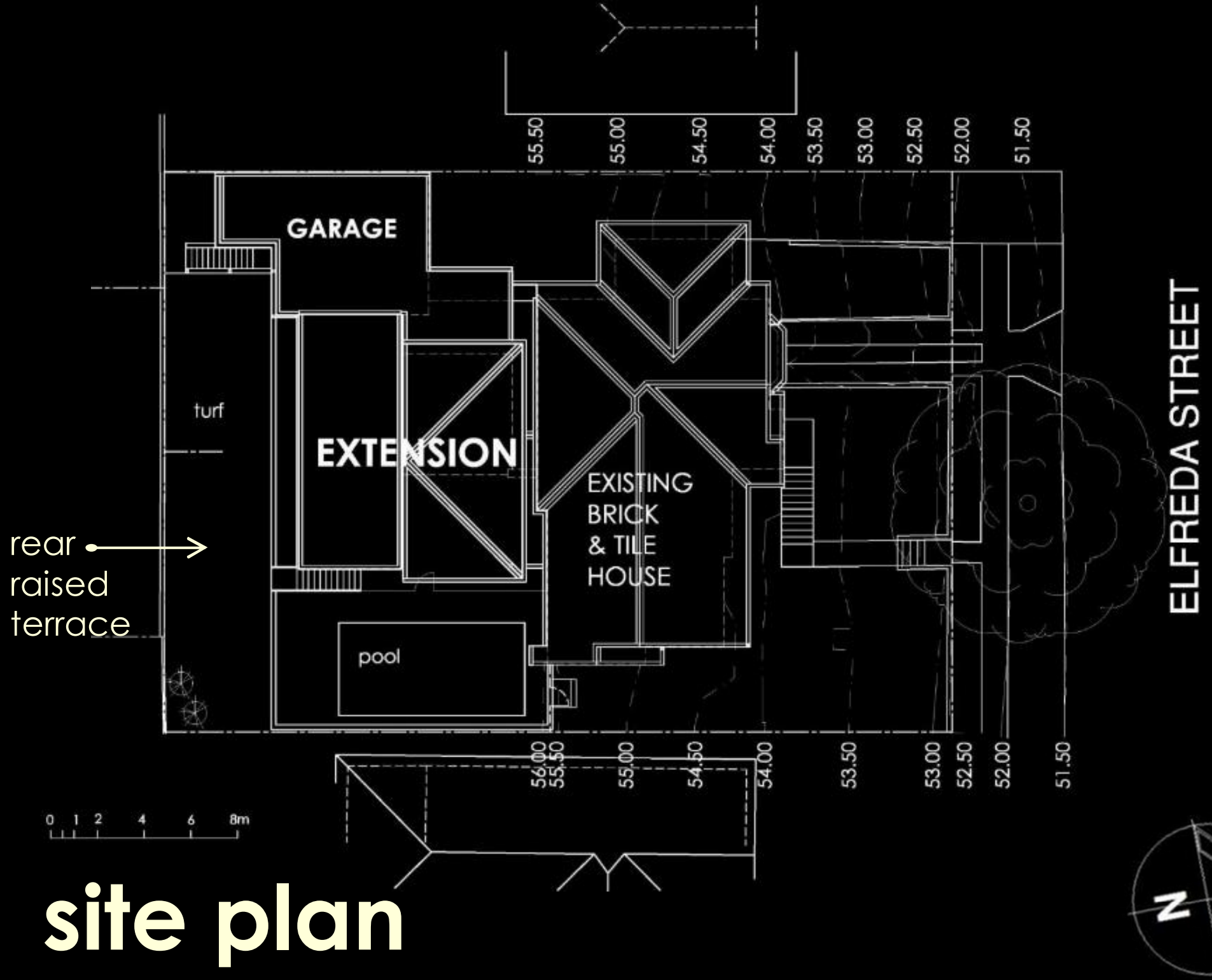


Ensuite + WIR



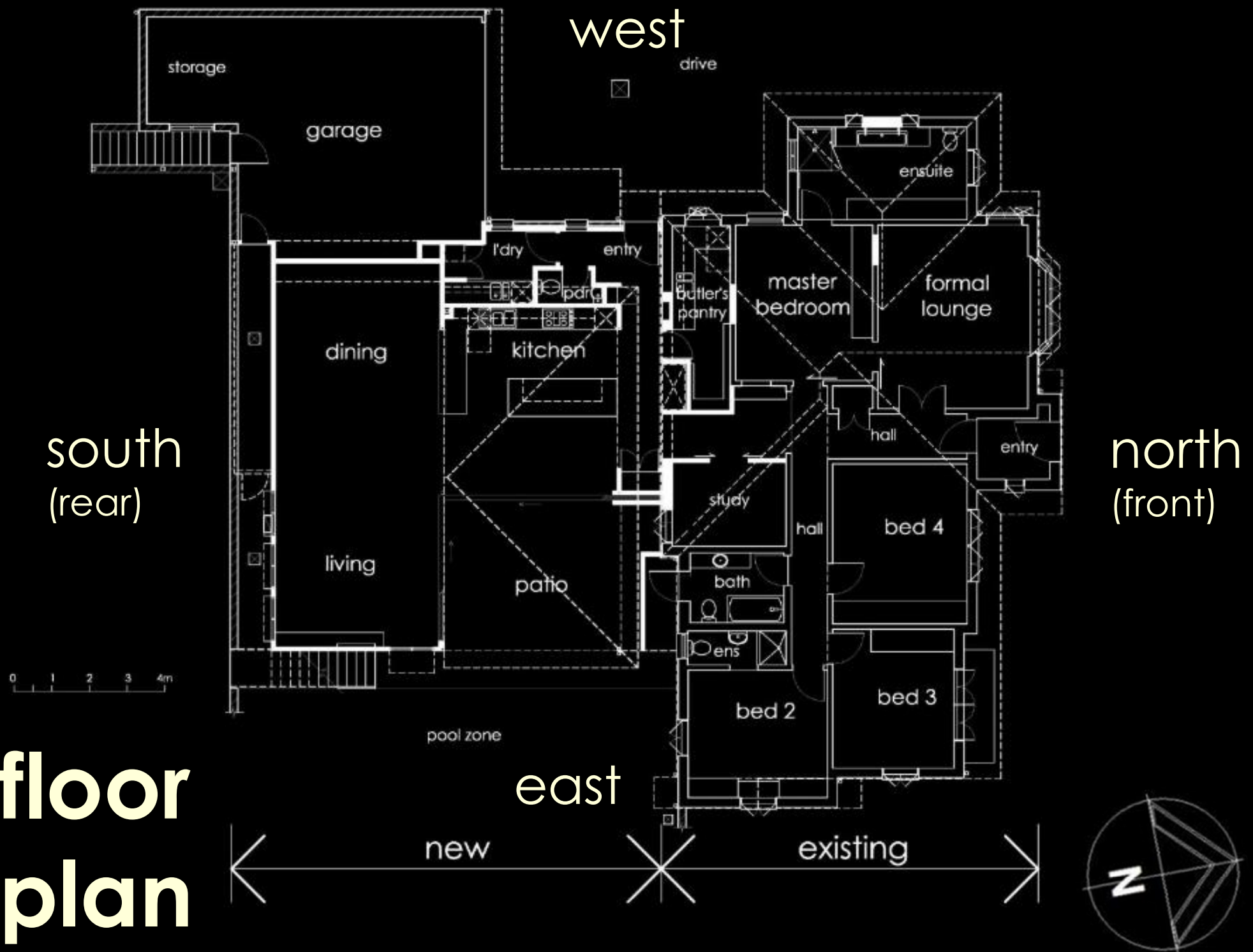
Family Bath

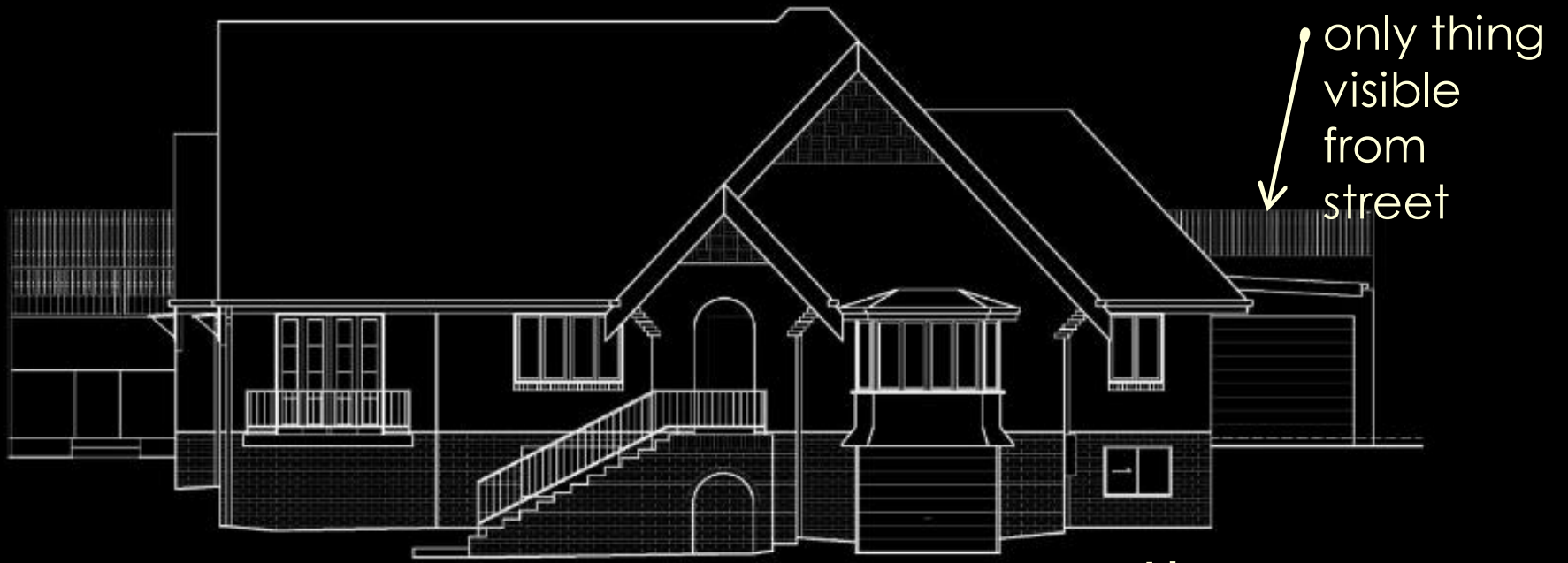
Total refit, with secret door to pool



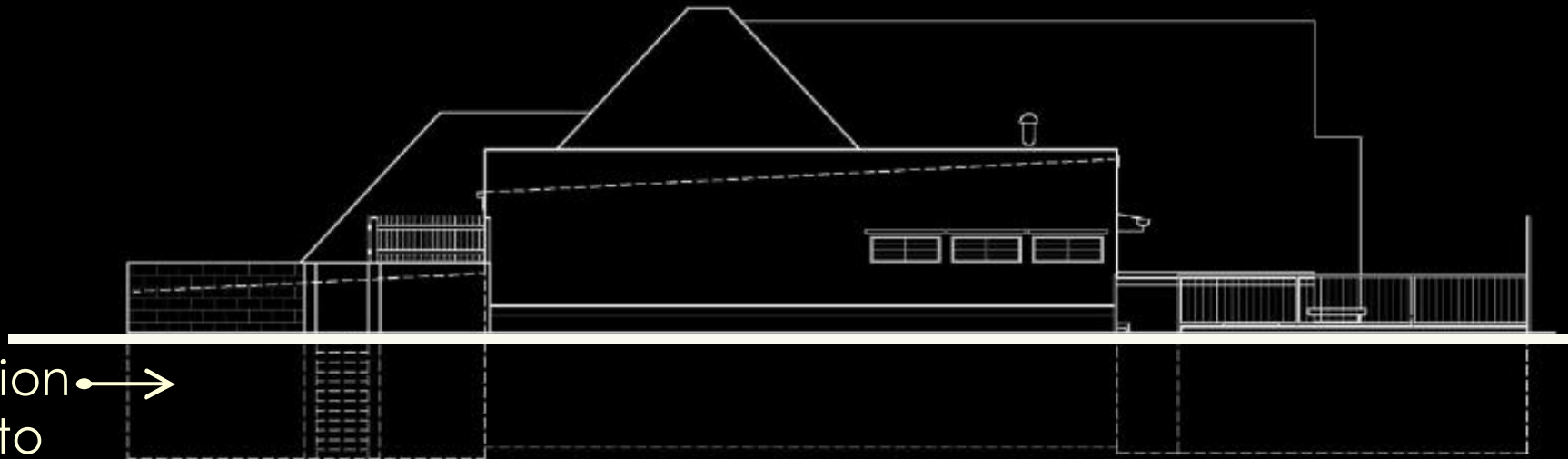
site plan

floor plan





north (front)



extension →
dug into
slope

south (rear)

elevations



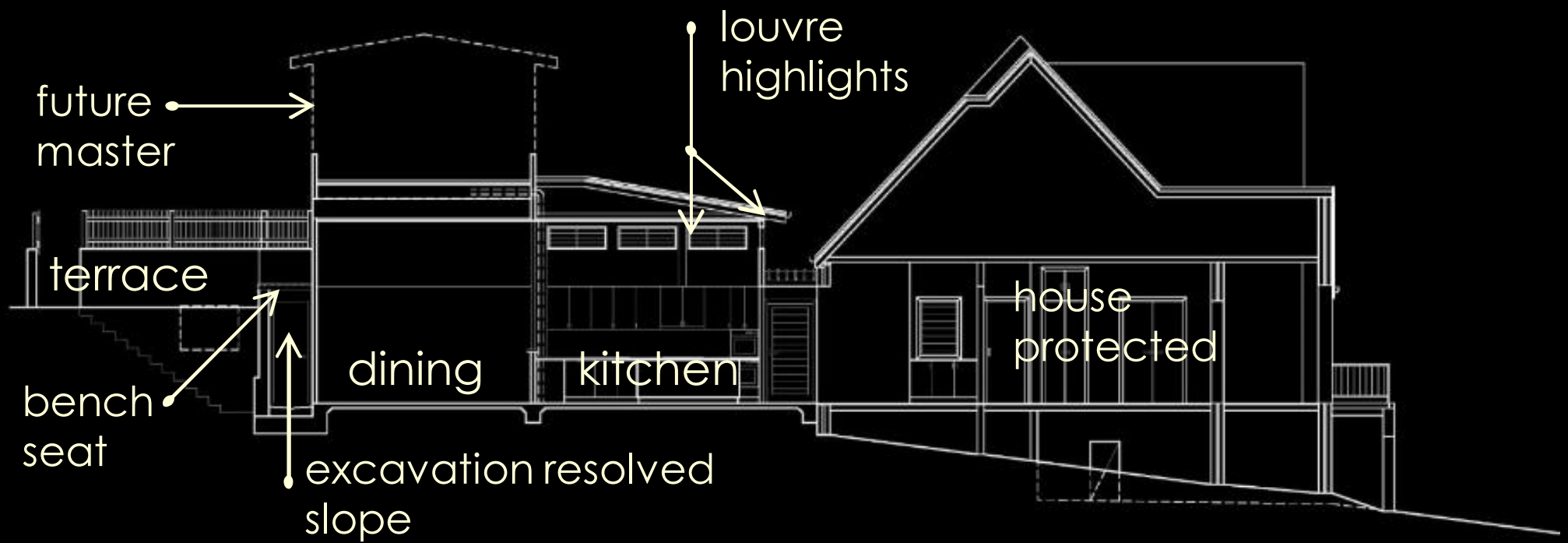


extension is a bunker
with stable temperatures
year round

east (side)

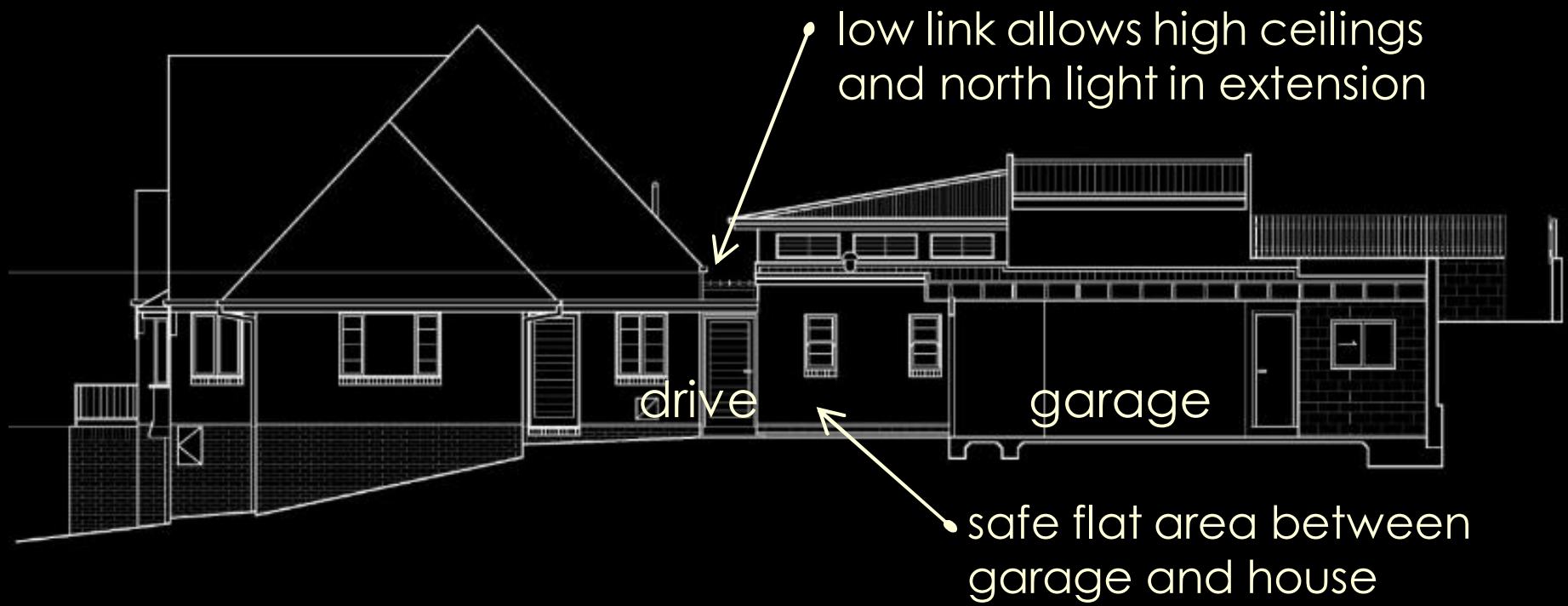
elevations





sections

0 1 2 3 4m



future master

- will have views
- with floor joists now



sections

0 1 2 3 4m

Element	Product	Manufacturer/Supplier
Wall Cladding	Harditex	James Hardie
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Roof Sheeting	Kliplok Zincalume	Lysaght
Roof Sheeting	Trimdek Zincalume	Lysaght
Patio ceilings	Versilux	James Hardie
Skylight	Tubular Skylight	Solatube
Windows & Doors	Vantage	AWS
Louvres	Altair	Breezway
Steel Beams	PFC	One Steel
Paint	Colour	Dulux

products



Truly liveable house

Photos – Jose Figlioli
Slide show – Peter Latemore