



AFTER



BEFORE

7 ALDERBURY ST FLOREAT

DATE: SEPTEMBER 2009

**CLIENT: BREWER & MAYNARD
/ JASON & CLAUDINE**

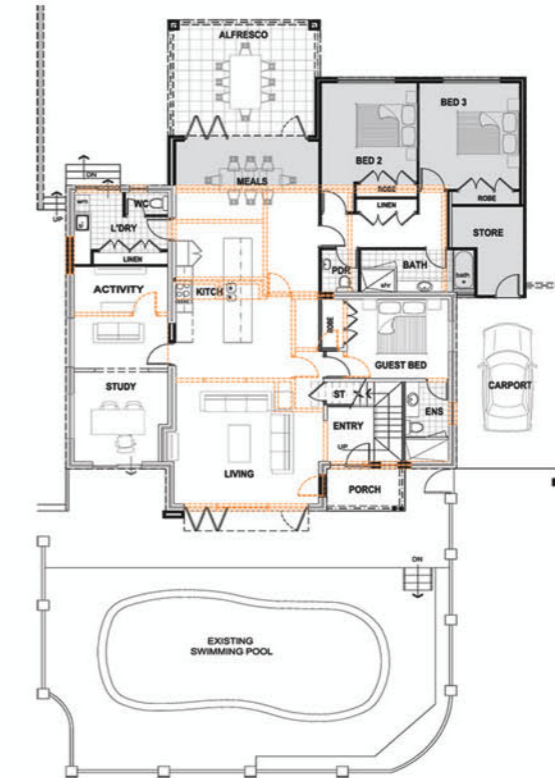
BUILDER: KARL POWNELL

STATUS: COMPLETED

The client was looking to upgrade their small home in Floreat to comfortably accommodate for their large family. They were happy with the existing house layout and outdoor living spaces which had recently been renovated and also wanted to maintain the gardens which occupied the large block as they provided a tranquil feel and room for the children to roam and play. For this reason the addition was predominately on the upper floor. Through the upper floor addition not only were we able to gain views towards the city but we also achieved the desired goal of substantially increasing the overall living space whilst maintaining the outdoor living areas all the while creating a new modern looking façade.



FIRST FLOOR



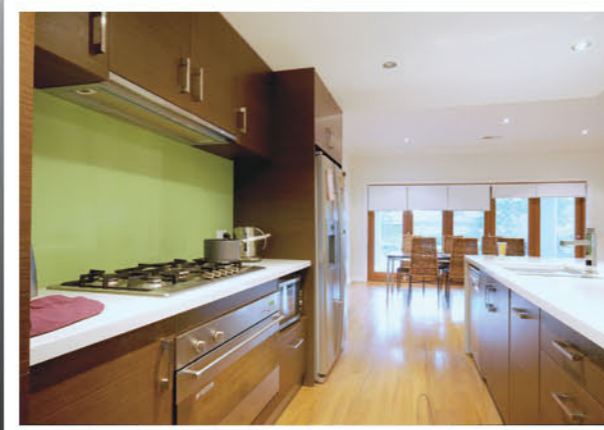
GROUND FLOOR



AFTER (REAR)



BEFORE (REAR)



ADDITION



AFTER



BEFORE

1 CHALMERS CRT MINDARIE

DATE: SEPTEMBER 2011
CLIENT: GETHIN / MARK & CLARE
BUILDER: HALLMARK DEVELOPMENTS
STATUS: COMPLETED

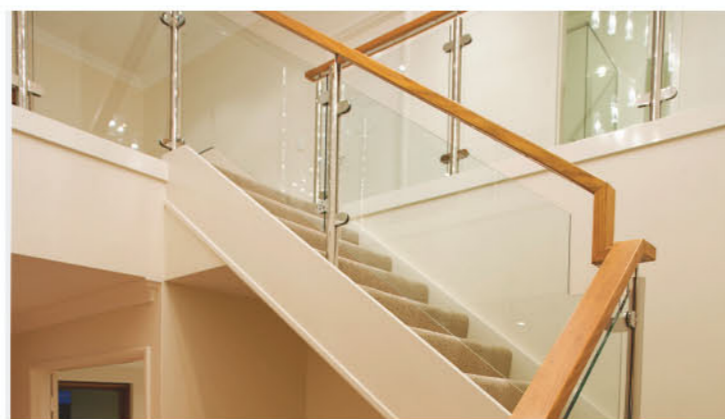
When Builder Mark Gethin from Hallmark Developments bought the single storey residence with ocean views he had intentions to subdivide the block without downgrading to a much smaller home. To facilitate the subdivision, a quarter of the existing house had to be demolished. An extra 40m² of ground floor area was added to the revised sub-lot to maximize site coverage but most of the addition floor area was utilized with the addition of a timber framed upper floor. The home was renovated both externally with a new pool, alfresco area and significant landscaping works and internally through achieving a larger, more spacious home perfect for a family environment. With carefully selected materials and well considered details the existing residence has become enhanced using simple and cost effective measures. The revived residence is barely recognizable from its former self.



FIRST FLOOR



GROUND FLOOR





AFTER



BEFORE

38 WOLSELY RD EAST FREMANTLE

DATE: SEPTEMBER 2007

CLIENT: JOHNSON & MCKERCHER / STEVE & SALLY

STATUS: COMPLETED

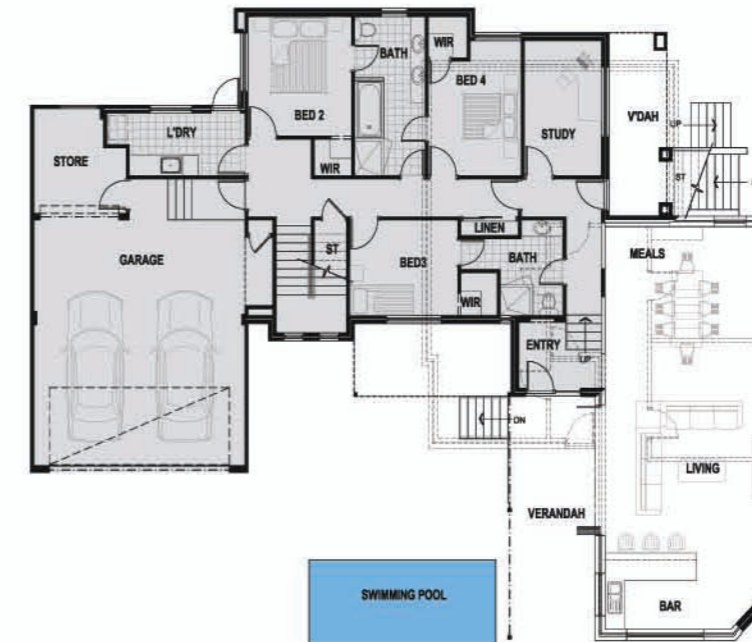
This brief provided the unique challenge of appropriately dealing with the existing old corner deli shop which was heritage listed and was not allowed to be demolished or altered in any significant way yet was in desperate need of restoration. The brief here focused on future use. With children growing older into their teens, clients wanted to design a house which would enable reasonably separation of adults from children.

The shop was stripped internally and converted into a large open Living area with attached Verandah and overlooking the pool enabling it to be used for entertaining.

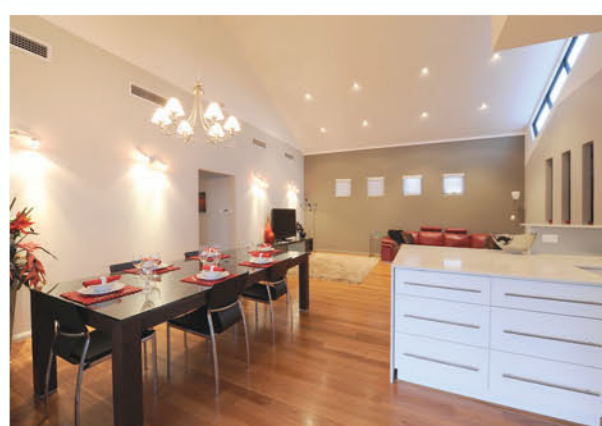
There was a special consideration here to design a façade that was both modern but also complimented the historical and traditional look of the existing shop façade which was restored.



FIRST FLOOR



GROUND FLOOR



ADDITION



AFTER



BEFORE

56 FLORA TCE WATERMANS BAY

DATE: SEPTEMBER 2013

CLIENT: DAVEY/PAUL & FLUER

BUILDER: TROY LEAMAN BUILDING

STATUS: COMPLETED



GROUND FLOOR

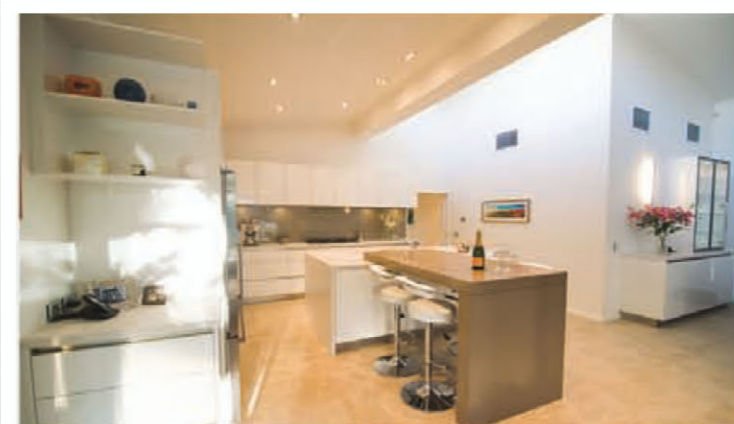
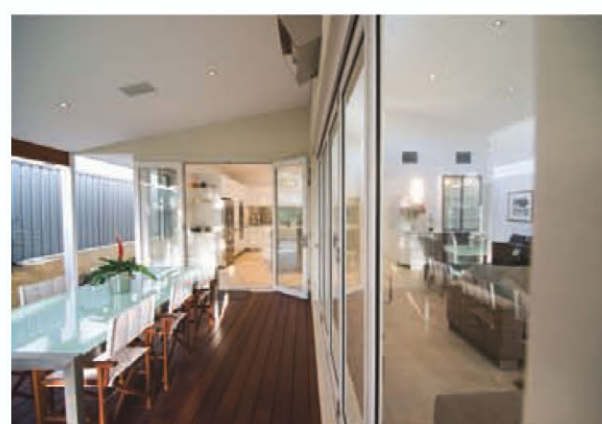
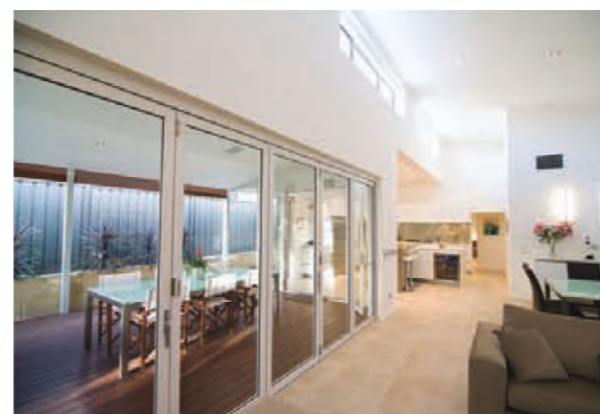


The clients purchased this large block complete with small house with the intention of altering the design to make it suitable to their needs and intention to start a family, all whilst being mindful that the block was large enough for future subdivision.

The majority of works here were internal changes. Without altering too many internal walls and hence affecting structural integrity of the house and as a consequence increasing budget, we were able to redesign many of the internal spaces. The existing master bedroom size was increased and existing, no longer required formal dining was converted into an ensuite area. The kitchen (which won awards for interior designers) and the connected living and meals spaces connected functionally and visually to the new North facing outdoor living area.

To completely modernise the façade, the existing pitched tiled roof was removed completely making way for a modern, skillion pitched roof. We were able to make effective use of space by proposing a small mezzanine within part of the roof space and this area could be used for many functions giving the redesigned residence further flexibility. Whilst much of the area of the open living spaces were retained, the existing ceiling was removed and new ceiling on the rake was designed. It gave the whole area a completely new feel with an 'openness' and access to Northern winter light with highlight windows which gave the space a lot more natural light and also solar gain in winter. The adequate eaves projections allowed protection from direct summer sun in summer for these same windows.

Part of the residence was trimmed making enough space on the Southern side of the block for a future driveway for future rear subdivision.



ADDITION



AFTER



BEFORE

34 BOURNEMOUTH PDE TRIGG

DATE: SEPTEMBER 2013

CLIENT: HOSKINS / MICHAEL & CAROL

BUILDER: AE HOSKINS & SONS

STATUS: COMPLETED

Designed for director of building company AE Hoskins and sons, this large double storey addition saw dramatic changes that have made the former small 1970's single storey small home completely unrecognizable from the modern house that now exists. The brief had several important intentions. With 3 children now into their 'teens' the existing house was too small and did not provide enough privacy or comfort for a large family. The existing house had a 'sheltered' outdoor living area and most of the outdoor space was 'wasted' at the back of the block. Lastly the 'bland' and 'boring' façade was in desperate need of some attention and 'modernising'.

Logically the concept for an Upper floor addition allowed to take advantage of ocean glimpses and also for the children to have their own their own spaces, large enough to entertain teenage friends whilst having good separation from the parents. The Upper floor addition also allowed for a clean palette in which to create a new modern façade.

On the ground floor, the existing Carport was converted into a garage. Due to both setback restraints and a desire to keep the garage door somewhat hidden from the streetscape, we proposed side entry to garage with large nib walls also helping to keep the doors hidden from the façade. This also helping produce a very modern façade. The existing alfresco which was poorly positioned, was removed and became part of the space required for new larger internal living areas. These indoor living areas opened up to the new alfresco and outdoor pool, now at the rear of the block, making for a more effective use of space than the previous design.



FIRST FLOOR



GROUND FLOOR





AFTER



BEFORE

45 ADA ST WATERMANS BAY

DATE: SEPTEMBER 2013
CLIENT: BREEN, SIMON
BUILDER: OWNER BUILDER
STATUS: COMPLETED



GROUND FLOOR



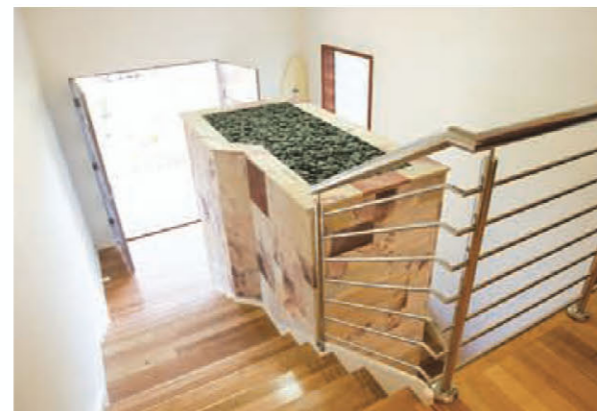
FIRST FLOOR

This small addition was to a 1980s home which was already on a small subdivided block with battle-axe unit at the rear. The client was living in an area and a house which for him ticked so many boxes that a cost effective addition and alteration would be more desired and feasible than a relocation. With the desired low budget and lack of area to develop on a small block the design required some sensitivity and thought

The extent of addition here was actually quite minimal here (only an entry foyer, office and extended Carport, but as a result we had a very cost effective design which completely modernised the façade and produced a home that now ticked all the boxes. The existing Carport was too small and even the garage behind it was too small to accommodate for large cars comfortably. The carport was demolished and the existing garage was converted into a large living area. As a result we were able to accommodate for a much needed additional living space and a large functional Carport at minimal expense. This not only allowed for a complete modernising of the façade but allowed for more of the budget to be allocated towards creating a nice foyer and entry feature.

A small office addition was built on the side of the house. This allowed the owner, who worked from home, a new large functional office that he was comfortable inviting his clients into. To also help keep costs low, existing terracotta coloured tiled roof was retained and only the front façade was rendered. As a result, in regards to colour scheme, considering the existing colours and materials that were retained, a 'outback/ desert' theme was pursued. With landscaping and great feature tile cladding selection by owner this look was very effective. This theme was continued internally through the house with the use of the same external tile.

The landscaping was simple, effective and relatively low maintenance and was an important element in capturing the 'desert' theme.



ADDITION



35 BARRY CRT ALBANY

DATE: SEPTEMBER 2008
CLIENT: COOPER / RUSS & JOANNE
BUILDER: OWNER BUILDER
STATUS: COMPLETED

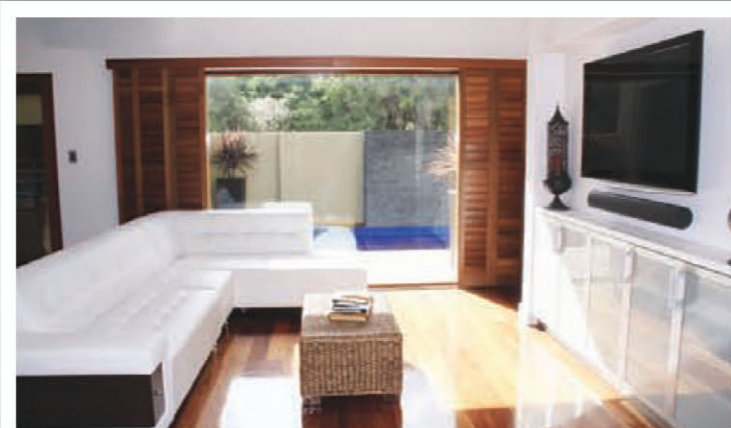
This residence provided the opportunity to work closely with the client in order to come up with a design that fit the brief. The challenge being to come up with a design that made the most of all the space on a relatively small block (345m²) without cluttering the design or creating spaces that were too small, with the client also wanting a home with a hotel like feel. The resulting design accomplished this through well thought out placement of rooms, for example the master bedroom with open ensuite which opened out / allowed personal access to the outdoor pool, with the remaining block space though minimalistic providing a cosy atmosphere. Whilst this project was in regional WA with a vast distance between A&A and the site and client, this did not prove to be an issue or detrimental to the project as we were able to correspond regularly through various form of correspondence as required.



FIRST FLOOR



GROUND FLOOR



NEW RESIDENCE



8 JOODANNA DRIVE JOODNANNA

DATE: JULY 2007

CLIENT: JOHN & MOONES MAZLOOMI

STATUS: COMPLETED

The narrow unique shaped block provided the greatest challenge with the design of this double storey residence. There were also many variations required with this design which provided the additional challenge of satisfying the council and neighbours including a double storey high parapet wall which proved to be the most challenging.

The moderate budget available for this large home proved to be an additional challenge. Externally, whilst still attractive, the design was kept very simple with few features or additional costs. This allowing clients to spend more of the budget internally, adding features such as dropped ceilings and bulkheads in living areas, which to them had greater value.



FIRST FLOOR



GROUND FLOOR



NEW RESIDENCE



76 ROUNDHOUSE PARADE JINDALEE

DATE: 2011
CLIENT: MATT & SAM THOMAS
BUILDER: MATT THOMAS
STATUS: COMPLETED

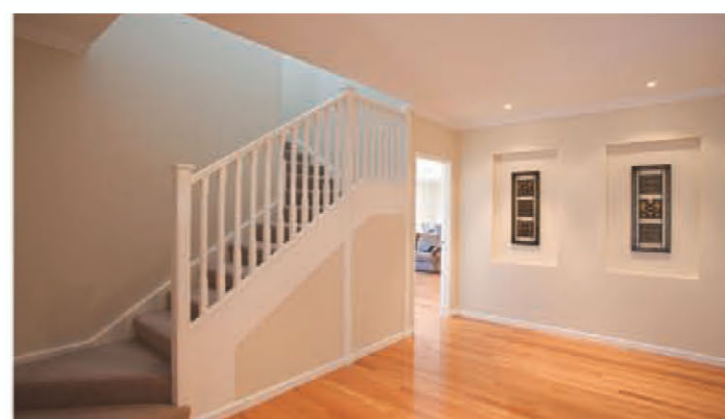
This large family home was custom designed for our clients who had two small children. The client was a carpenter from England who had built many loft conversions and when coming to Australia was surprised to see how often roof space was not used for loft or storage. As a result we looked into maximising the usage of the roof space. A large loft with views towards the ocean became a feature of the design. Although oversized for the client's needs, the loft was a cost effective element which would add to resale value and could be used seasonally by parents who would come over and visit from England. Eventually, once the children were older, the parents would be moving upstairs where the floor was fully self-contained complete with kitchen, large living areas and a bathroom.

The design deliberately features the usage of low maintenance materials. With close location to the ocean, we needed to be mindful of the salt water damage that can be caused and hence cladding on upper floor and timber used on the balcony were all appropriate with weather resistant qualities.



FIRST FLOOR

GROUND FLOOR



NEW RESIDENCE



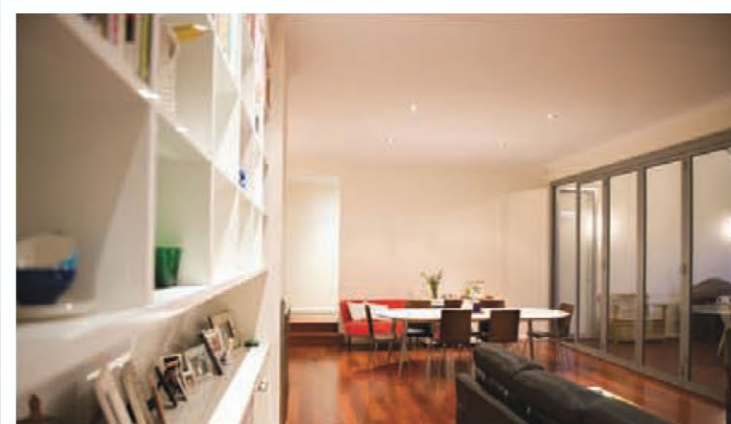
32 CASINO DRIVE STIRLING

DATE: SEPTEMBER 2013
CLIENT: KARUNARATNA & SILVA / THARA & MALINI
BUILDER: OGRAM CONSTRUCTION
STATUS: COMPLETED



With preliminary concept designs done by others, the clients came to Anthony and Associates to add design input and put finishing touches on the design. In particular they were after assistance for external design in which they had strong ideas on but needed our expertise to coordinate these ideas and concepts to develop a façade that would be modern, attractive and create attention through simplicity and effective use of colours and materials. Through collaborating closely with the clients we also made significant internal changes to the design provided, all to improve the layout and making the design better suited to their needs.

Internally the clients decorated the house extremely effectively with a very eclectic use of colours and styles, without being oversaturated with colours and features. The use of feature recycled brickwork on some internal walls effectively carries external theme inside the house. With the clever use of multiple materials, styles, furnishings and colours the interior of the house is consistent with the exterior which creates attention without being dominant or 'over the top'.



NEW RESIDENCE



21 FAIRHAVEN TRC HILLARYS

DATE: SEPTEMBER 2013
CLIENT: TROUCHET, GLEN
BUILDER: OWNER BUILDER
STATUS: UNDER CONSTRUCTION

The clients brief sought for a difficult design solution with request for all bedrooms to have balcony views towards both the ocean and also the outdoor pool which also surrounds the Ground floor Living, Alfresco and games areas, giving the Residence a 'hotel like' feel. The brief also sought to provide for a granny flat to be used for clients mother.

The 3D modeling (pictured) provided a great means to explore use of different materials and claddings as well as giving the clients a realistic image of how the building would look.

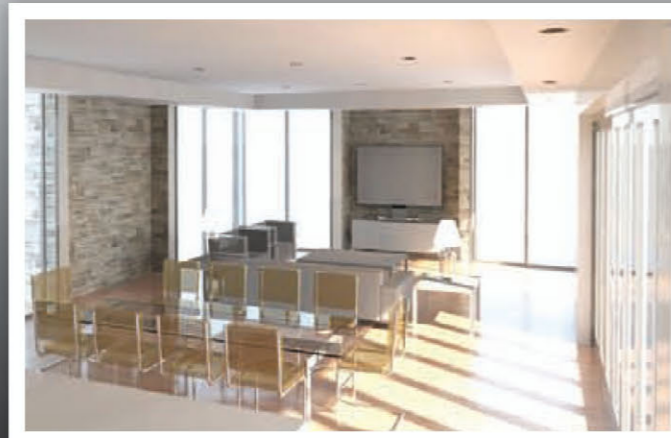
This Residence will be under construction (mid-late 2013).



FIRST FLOOR



GROUND FLOOR



NEW RESIDENCE



LOT 282 CNR HENLEY BVD & LAMBETH CIRCLE WELLARD

DATE: JULY 2006
CLIENT: MR & MRS RYAN
 MR & MRS EL ALAMI
STATUS: COMPLETED

The narrow block (6.5m) and small Lot sizes (200m²) provided the main challenge here in the design of 2 units which overlook a nature reserve in Wellard. The brief sought for different designs for each Unit due to the specific requirements of the clients.

Both units featured living areas on the Upper floor which face towards the scenic public bush reserve. Due to the East facing nature of orientation, we had to be very mindful of the afternoon sun. The balconies were quite deep for the size of the block, this allowing for protection from the sun for as long as possible. Glazing for Living doors and windows were chosen specifically with high U values to allow for minimal solar gain from the direct afternoon sun.

The units were staggered slightly as an intentional feature to give each unit a bit more of identity.



UPPER FLOOR



GROUND FLOOR

