

# 45 ADA ST WATERMANS BAY

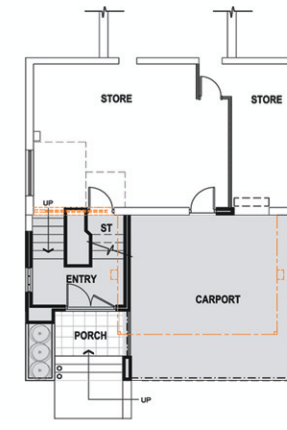
**DATE: SEPTEMBER 2013**  
**CLIENT: BREEN, SIMON**  
**BUILDER: OWNER BUILDER**  
**STATUS: COMPLETED**



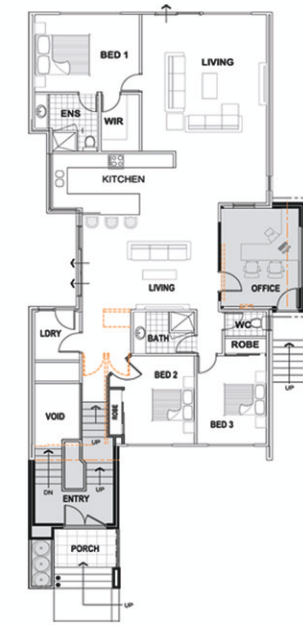
AFTER



BEFORE



GROUND FLOOR



FIRST FLOOR



ANTHONY &  
ASSOCIATES

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 ticks 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