

# HOMES & INTERIORS

VIRTUES FROM NECESSITY - MT.LAWLEY, AUSTRALIA

READ ONLINE

SHARE ON FACEBOOK

SCOOP.COM.AU



*As seen in*  
**SCOOP** homes&art

EDITION 041 | WINTER | 2014

## ENQUIRIES

SALES: [sales@scoop.com.au](mailto:sales@scoop.com.au)

EDITORIAL: [scoop@scoop.com.au](mailto:scoop@scoop.com.au)

SUBSCRIPTIONS: [subscriptions@scoop.com.au](mailto:subscriptions@scoop.com.au)



**SCOOP**  
PUBLISHING



# Virtues from NECESSITY

An unusually difficult site with heritage restrictions meant this Mt Lawley renovation faced a whole host of difficulties. The resulting design, however, works hard to take each of these problems and turn them to its advantage. WORDS Katie Lee PHOTOGRAPHY Johnathan Trask

**Architect Peter Lee had always been drawn to this leafy pocket of Mt Lawley, and when “the worst house on the best street” came up for sale, he and wife Shareen Traub were quick to place an offer. The due diligence that followed unearthed some interesting obstacles, which ended up inspiring a design that simultaneously blends with the streetscape and makes a modern statement.**

For years, Peter was awed by the old-world architecture of the Mt Lawley area near where he lived.

“There are wonderful houses, a railway station a block-and-a-half away, and the hub of Beaufort Street, with all of its excitement and entertainment, a block-and-a-half on the other side,” he says.

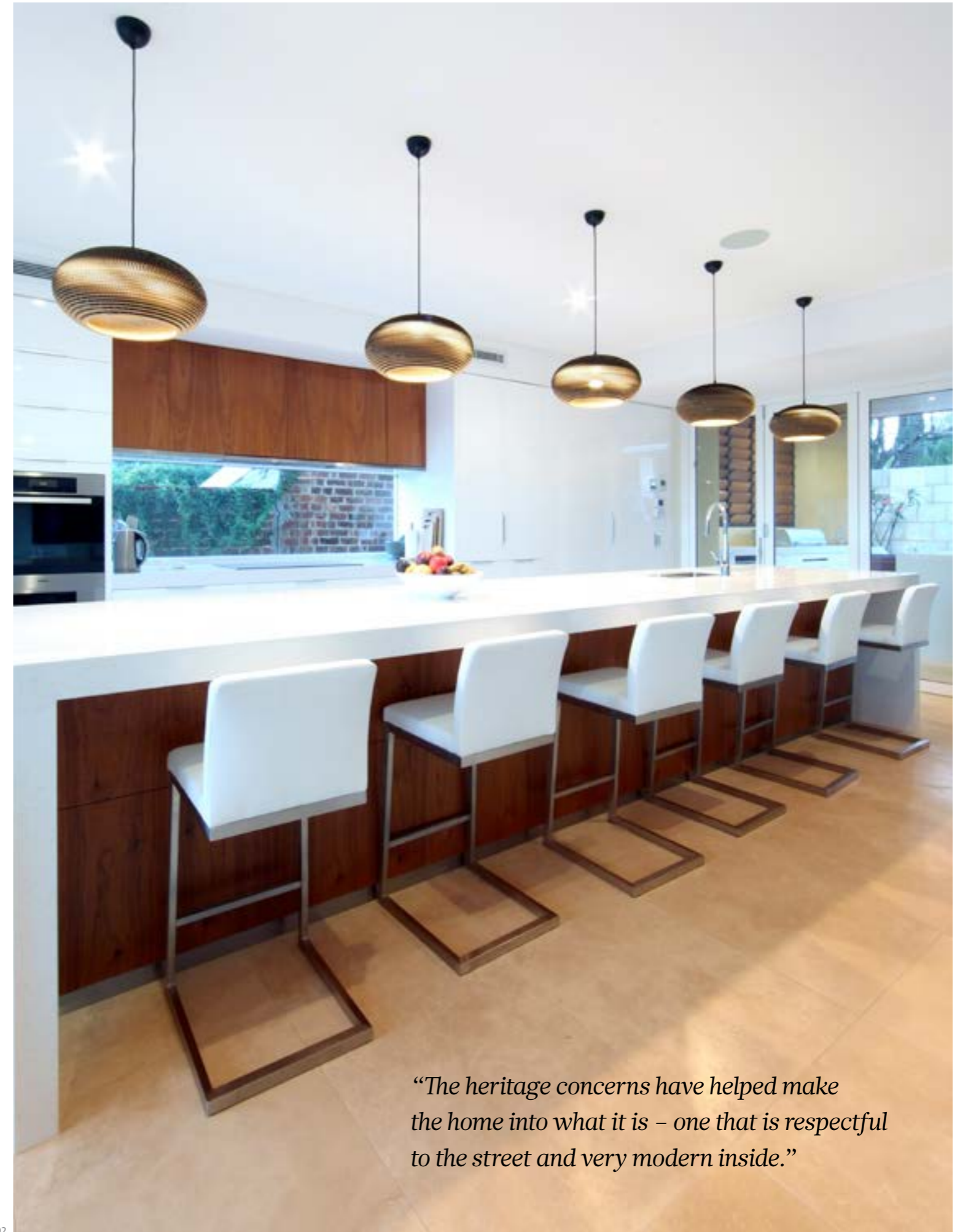
Peter is one of seven international directors of HASSELL, the largest architectural firm in Australasia, and responsible for some of Perth’s biggest commercial and government projects, including Brookfield Place, 140William, Fiona Stanley Hospital and the Waterbank.

While taking multi-million dollar projects in his stride during the day, Peter says designing his own family home was easier in scale – yet it was more difficult to overcome the red tape.

“I was working on the heritage aspects of both 140William and Brookfield Place during the house project, and I was amazed at how we could make changes to the most incredible heritage buildings in the centre of Perth to make them more functional and workable, and then be confronted with a dilapidated home where getting approvals for anything was a challenge.

“While I would have loved to have demolished the original home and built a contemporary one, the heritage concerns have helped make the home into what it is – one that is respectful to the street but very modern inside, a design that spans four levels in an area with two-storey building-height restrictions.”

Peter enlisted Mike Rendell, head of residential design at HASSELL, to co-design the update.



*“The heritage concerns have helped make the home into what it is – one that is respectful to the street and very modern inside.”*

01-02 Made from laser-cut recycled cardboard for a textured effect, five Greypants pendants from HALO Lighting illuminate the kitchen space.



## Homes & interiors

Mt Lawley | Virtues from necessity

“I designed the house and solved the big problems, whereas the credit for all the details goes to Mike, from all the built-in cabinetry, to all of the steps being the same height inside and out.”

Greg Falek, of West-Ville Constructions, oversaw the build.

“It took 29 months, but most of the hold ups were my fault,” Peter laughs, “Greg and I are now great friends – he was great throughout the whole process.”

During their initial building inspections, the couple found the original 1928 facade had to be maintained. It sat 4m above street level and was set far back on the almost 1000sqm block. The site had a slope of 8m from street level to the back, and further examination uncovered a public sewer at the rear of the original home.

“The sewer position was really unusual because they’re always positioned in the street, but because Mount Lawley is such an old suburb, it ran straight through the block,” Peter explains.

The positioning inspired a glass walkway design, which links the old and new structures and invites natural light inside. 05

“The walkway was designed so if, in say 100 years, anyone needed to get to the sewer, they could dig up the floor without disturbing the main build.”

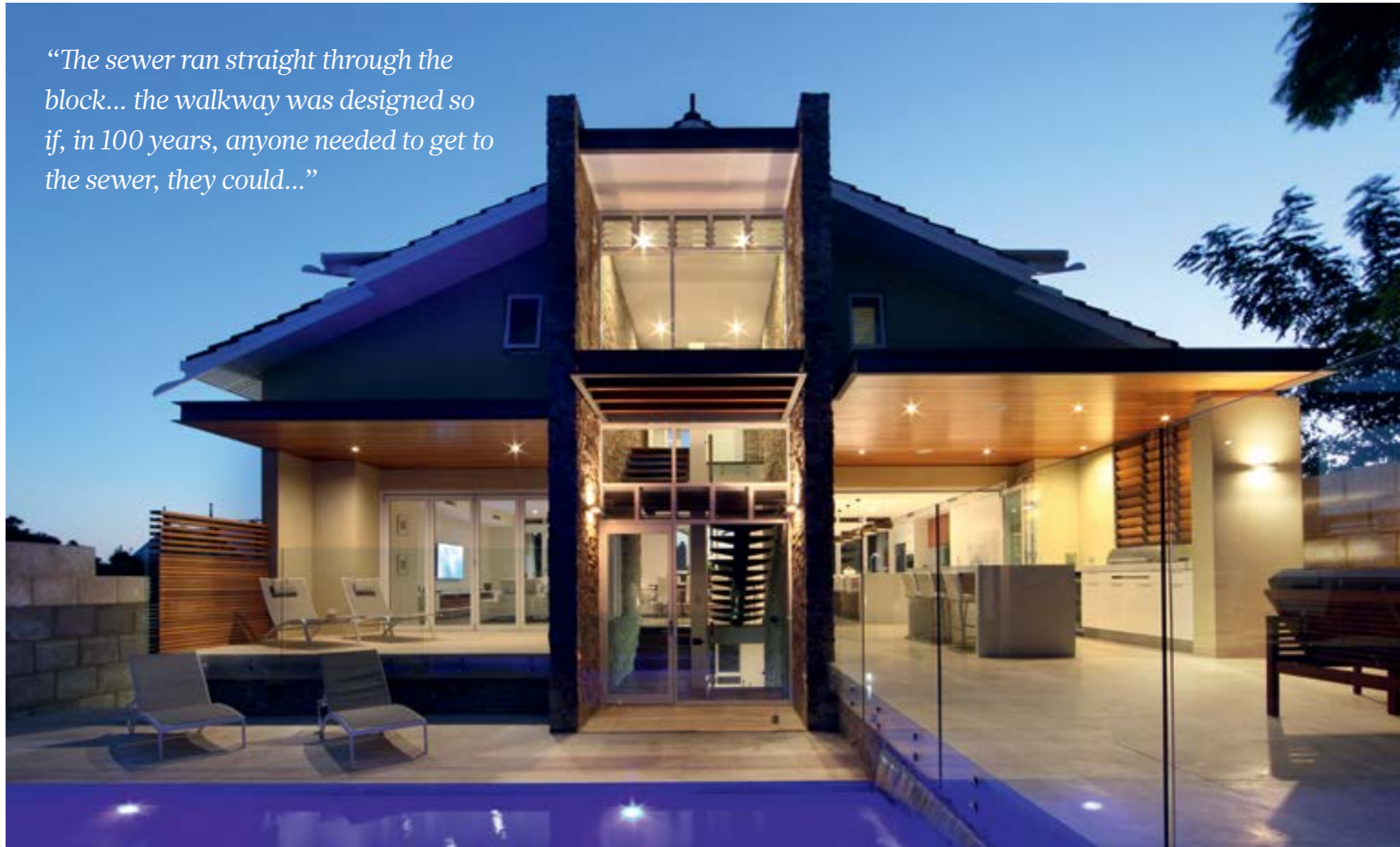
The fact that the frontage sat so far back and high on the block was another case of “the problems solving the design”.

“To get such a generous house on the block, we built a garage and gymnasium off the street and turned the original garage into a gatehouse entry,” Peter says.

The slope has been overcome by a longline entrance path of steps and platforms lined with ornamental trees and lush plantings. A section of grass sits atop the garage, creating a private front garden off the wrap-around verandah.

The facade was taken back in time, with tuck-pointing, dappled-render columns, cedar roof lining and extended eaves and gables. These 1920s references were replicated on the frontage of the structure behind the original dwelling.

“The sewer ran straight through the block... the walkway was designed so if, in 100 years, anyone needed to get to the sewer, they could...”



The three-bedroom, one-bathroom home now includes two bedrooms – one with walk-in robe and ensuite – a study, guest bathroom, powder room and laundry. A wide gallery-style hall extends over 20m to the new ground-floor section comprising a big living area for the couple’s children, with kitchenette and walk-in storage. Another bedroom, bathroom, powder room, glass-front cellar and two courtyards complete the ground floor.

03 Peter designed the rear frontage as an ultra-modern structure, to juxtapose the character streetfront. “The back of the home faces north but shading structures protect it from direct summer sun and let the winter sun into the home,” he says, noting several sustainable features such as the heavy thermal base, cross ventilation, 5kW solar power system and green LED lighting.

04 The character frontage leads into contemporary interiors with shadowline cornices, sleek lines and an indoor-outdoor flow. Traditional tuck-pointing, dappled render, cedar-lined ceilings and extended eaves and gables allow the home to blend with its streetscape, while the rear boasts a contemporary boxed design. 04



# WEDDING Registry

NOW AVAILABLE



BEW STUDIO / CRAIGS

## CRANMORE HOME

CRANMOREHOME.COM.AU  
EQUISITE AUSTRALIAN DESIGN  
CURATED BY TRACY LEFROY  
HOMEWARES - FASHION - BEAUTY - ART

FREE  
SHIPPING  
AUSTRALIA  
WIDE

ENQUIRIES 0402 067 908  
\* CONDITIONS APPLY





“The stone [in the stairwell] is one of my favourite parts of the design, because it is rugged and empowers the otherwise simplistic colour and material palette.”

05



06

Walls of hand-cut and laid Rugged Earth ‘Pantheon’ stone from Meteorstone provide an anchor to the stairwell, which is encased in glass and extends through three levels.

On the middle level, the contemporary style really comes into play. “The second floor houses a 13m by 8m glass living box, lined with 600mm by 900mm Turkish travertine stone floors and bound by four balconies with bi-fold doors to the exterior.”

In the open-plan lounge, dining and kitchen spaces, walls of windows and doors fold back to capture full CBD views.

A 5m-long kitchen island with thick Caesarstone waterfall benchtops defines the kitchen. A wall of cabinetry houses an array of Miele appliances and integrated storage, punctuated by a window splashback.

Another island bench in the adjoining alfresco area lines up with that in the kitchen, and the cabinetry extends out to the barbecue, for a seamless 12m-long space when the bi-fold doors are open.

The main suite is found in the loft level. It has an open-plan sleeping and lounging design, walk-in robe, ensuite and balcony,

which enjoys views from the hills to the city and toward Scarborough.

It was lucky the family could live in their previous home during the build, which lasted almost five years.

“The problems solved the design and we now have a home where my wife and I have two levels of wonderful bliss and then our children can have their own separate lifestyle downstairs.” hsa

05 & 06 The simplistic palette combines white finishes, timber, stone and glass. “We kept it simple to enhance the materials, design and views, while the furniture and artworks bring it to life.”

Scot Grigio



Colmar



Scot Bianco



Scot Bianco



**CTS** CERAMIC TILE SUPPLIES PTY. LTD.

NORTHERN SUBURBS  
17 Buckingham Drive, Wangara  
(08) 9409 9311

SOUTHERN SUBURBS  
Unit 1, 70 Norma Road, Myaree  
(08) 9317 4200

*So much more to choose from...*

Glass Mosaics ■ Stone ■ Ceramic Tiles

[www.ctsupplies.com.au](http://www.ctsupplies.com.au)





08



09

08 The bedroom espouses the design style of the home, which Peter describes as 'contemporary'.

09 The hallway was extended and widened to fit three sculptures. "Just over 20 years ago, we designed a nautical-themed foyer in Perth. Sculptor Russell Sheridan was commissioned to create the timber, steel and concrete artworks. About three years ago, we were asked to refurbish the same foyer so I bought the pieces and designed the home to fit them in."



## DESIGN FILE

Peter Lee on this challenging renovation

### How would you sum up the home?

Timeless and thoughtful. It is a home that is amazingly respectful to the streetscape but is absolutely contemporary on the inside.

### What are your favourite parts?

The alfresco area, because it is where everyone seems to gather; the inside-out nature of the design, as it opens out to be one big space; the stone used on the stairwell, as it provides a striking 10m feature that empowers the otherwise simplistic palette; and the Bermuda Stone from Fremantle Stone we used in the front yard landscaping – I have lived here for nine months now and I'm still discovering different fossils and patterns in the stone.

### Would you do anything differently?

There weren't many ways this home could be put on this site with the problems inspiring the design. I suppose there were a few little things, like installing a rangehood over the barbecue, which is needed in certain wind conditions that we didn't predict, but I'm planning to do that now. Design-wise though, there's not really anything we're not happy with – the home functions really well for a family.

### How would you describe your design style?

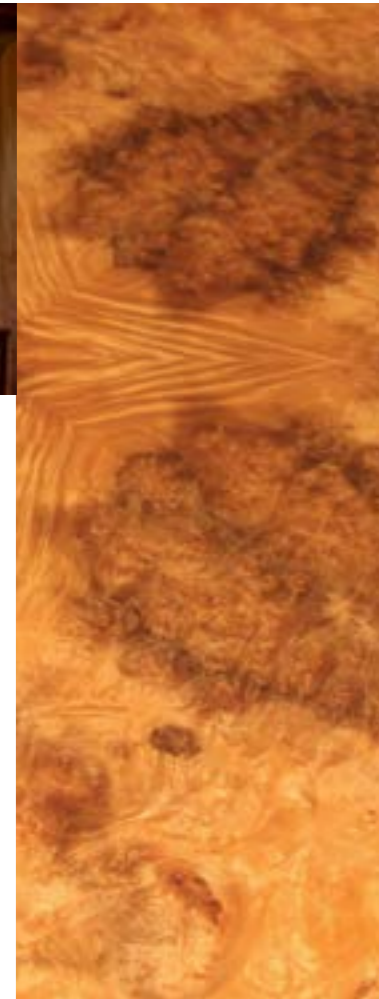
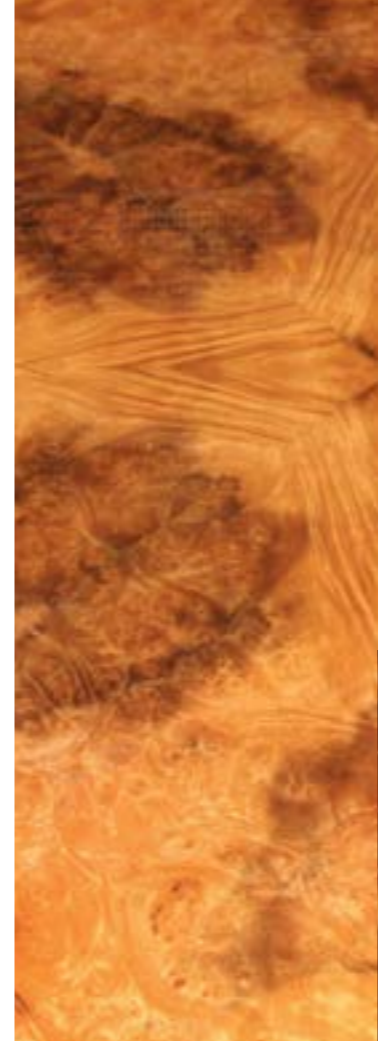
I would say contemporary, but I think it always has to be designed in context for the project and clients, and it has to add to the human outcome.

### What advice would you give to people interested in purchasing heritage-listed homes?

The first thing is to check with the council and their local laws. Every council has different rules when it comes to heritage and streetscape, which will determine what you can and can't do; then all of your ideas and plans will have to stem from there.

### CONTACTS

**HASSELL** (08) 6477 6000, hassellstudio.com **A1 Pools** (08) 9344 7748, a1pools.com.au **Anthony Murray Furniture** (08) 9444 9533, anthonymurrays.com.au **Electrolux** 1300 366 640, electrolux.com.au **Fremantle Stone** 1800 247 110, fremantlestone.com.au **Gascoigne Leather Centre** (08) 9444 5711, gascoigne.com.au **HALO Lighting** (08) 9221 5544, halolighting.com.au **Harvey Norman** (08) 9215 8600, harveynorman.com.au **Meteorstone** (08) 9309 4577, meteorstone.com.au **Miele** 1300 464 353, www.miele.com.au **Urban Landscaping** (08) 9249 8111, urbanlandscaping.com.au **West-Ville Constructions** (08) 9240 1001, westvilleconstructions.com.au.



YESTERDAY'S CRAFT. TODAY'S STYLE. TOMORROW'S TREASURE.

For the past three generations, the lozzi family have been creating custom made furniture with flair and finesse. Working one on one with clients throughout the entire process, the team at Timbercraft can cater to all your requirements to create timeless pieces using only the finest quality materials.

