



This page and right
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seamlessly with
the landscape.

A TROPICAL GLOW

What was once a rundown, traditional Queenslander has been artfully transformed into a modern tropical vision

WORDS Katie Lee PHOTOGRAPHY Scott Burrows

The owners purchased this home in the riverside suburb of Bulimba, Brisbane with the prospect of a future renovation.

Characterised by a tired weatherboard exterior, half-built undercroft and various incremental changes, including the original verandah built in by previous owners, the home was verging on the side of unsafe, with several cracks and creaks starting to appear.

After two years of living in the residence, the owners and their three children decided it was time to transform their "dump" into the family home they were looking



before





This page and right
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for, teaming up with architect Chris Bligh of Bligh Graham Architects.

"They wanted a long-term house that engaged with the ground and allowed for a future pool — something practical but beautiful and climatically responsive," says Chris, saying the mix of old and new, the way the tropical modernism of the new interior connects seamlessly with the landscape and the excellent passive climatic performance were key factors in achieving the brief.

"It was about creating a rich tropical modernism that has warmth and timelessness and is not too stark or glary," he says. "This renovation amplifies

the intrinsic nature of the Queensland house as an island hovering over the landscape."

Most of the original house was kept within the design with the sleek new elements enveloping the existing structure.

The building was raised by 800mm and shifted 1500mm back from the street to allow for the new extension to be woven underneath and at the rear.

The main form of the extension is a two-storey box — part mezzanine and part double-height space. "The upper portion of the interior is painted a bold burnt orange, which glows like a lantern when lit at night," Chris says. It is offset

by the lower-level Viridian Glass windows and doors in Evergreen to echo the colours of the Queensland landscape.

The sequence of spaces begins with an entry pond that draws in under the existing house's gable and is to be terminated by water in the form of a future pool to be built beyond the new living space.

A dramatically dark corridor leads you to the light-filled extension at the rear of the house with a northeast-facing terrace overlooking the rearyard.

"The dark corridor adds to the drama of moving from the front court with the pond to the rear light-filled space overlooking the garden," Chris says.

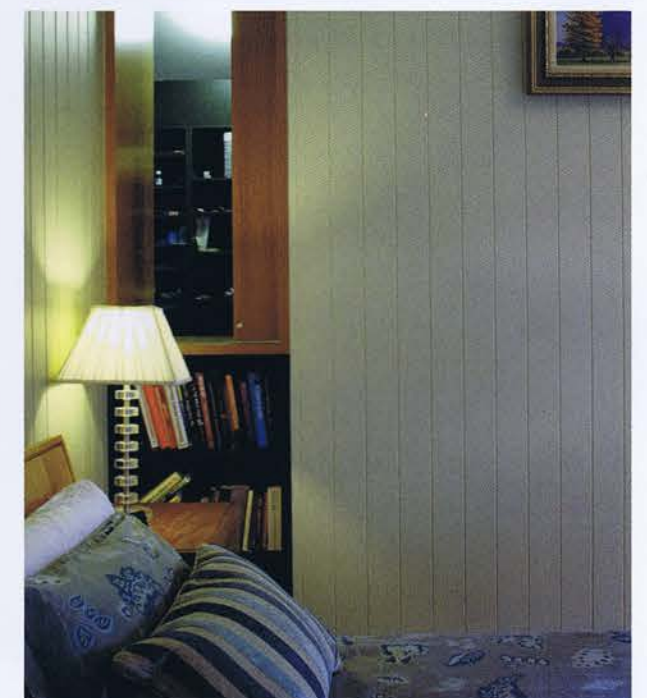


Viridian Glass windows and doors in Evergreen echo the colours of the Queensland landscape.

This page and top right: A paved courtyard offers a fabulous outdoor entertaining area with built-in barbecue and ample seating.



An open balustrade and stair treads create a sense of lightness and an interesting focal point.



before



The ensuite and walk-in wardrobe are built into the former verandah zone.

project particulars

This project was designed by

Chris Bligh of
BLIGH GRAHAM ARCHITECTS
3 Dairyfarm Lane, Cedar Creek
Qld 4520
Tel: 07 3289 4566
Email: mail@blighgraham.com.au
Web: www.blighgraham.com.au

This project was built by

AJ RYAN CONSTRUCTIONS
Tel: 0408 004 915
Licence Number: 715687

FLOORING

Ground floor: Honed Gasgoine blue limestone
Upper floor: Polished spotted gum with a Bona X Traffic satin finish

WALLS

General wall paint finish: Resene Half Thorndon Cream low sheen

KITCHEN

Benchtop: CaesarStone 3060mm x 1440mm x 20mm
Splashback: Starfire glass
Cabinetry: Tallowwood timber veneer
Appliances: Miele induction cooktop KM5731, Neff double wall oven U1524 NOGB

BATHROOM

Floors: Vogue ceramic Inferno tiles

Walls: Bi-caustic cement tile in Grey
First floor bathroom: North, south and west wall — Champion Gloss White

Benchtop: CaesarStone off-cut from kitchen

Cabinetry: Laminex melamine in Ash White with Flint finish

Ensuite south wall: New York polished marble

WINDOWS + EXTERNAL DOORS

Glass: Viridian Evergreen

Frames: Powdercoated aluminium

OUTDOOR

Paver: Concrete paver in Rock

Extension cladding: Dulux Namadji

Extension RHS mullions:

To match Dulux Weathered Copper Powdercoat

Weatherboards existing house:

Resene Double Mondo

FC cladding type: Resene

Quarter Stonehenge

Rendered blockwork: Resene

Stonehenge

Garage door: Resene Monkey

Fencing side and front boundary:

Dulux Black Matt

Concrete driveway: Boral Colori

coloured concrete in Stone

Pond and barbecue feature tiling:

Green glazed tile

Timber window joinery and

awnings: Resene Quarter

Stonehenge

“One of the home’s main highlights is the kitchen and northeast terrace that reaches out to the backyard and looks through the living and dining room.”

By having the original bedrooms upstairs in the existing Queenslander and the new living spaces underneath, the liveability of the original house has dramatically improved.

The living spaces connect with the ground and are significantly cooler while the bedrooms retain privacy and security.

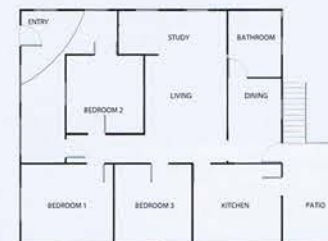
Three of the existing bedrooms were updated with a coat of paint and floor polish and the front built-in verandah wall was rebuilt with new windows and shutters added.

The main bedroom took the place of the original living room with an ensuite and walk-in wardrobe built into the existing verandah zone, and a new staircase and bathroom can be found where the kitchen once stood.

Eco principles have been introduced through the use of low-emissivity glass, low VOC finishes and a 23-kilolitre rainwater tank for toilets, laundry and irrigation.

Chris says the thermal mass of the slab-on-ground construction, thick living room walls and high level venting of hot air ensure the home is comfortable and energy efficient, granting a long lifespan in both the function and design stakes. **R**

before



after



GROUND



UPPER LEVEL