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ON THE COVER:



This 1940s Maylands cottage has been completely transformed by Dalecki Designs to create a modern, family friendly home that makes use of all available space. Read more about it on p68.



*What was old is new again.
The transformation is striking.*



Upgrade without moving

Building designer Janik Dalecki offers advice on breathing new life into your home via renovations.

Whether it is due to a change in personal situation or simply because we get bored with our own surroundings, every year hundreds of thousands of West Australians dream about selling up and moving to a new house.

According to Janik Dalecki, of Dalecki Designs, one solution for those who find their home is no longer working for them is to renovate or extend an existing property.

“Generally people are happy and comfortable in the area they live in,” he says. “They are located close to work, family or friends and their kids might be settled in the local school. Giving up all of this to move to a new house can be an overwhelming thought.”

One of the main reasons many elect to upgrade, rather than sell a home, is because it can save a lot of money.

“The cost in firstly selling your existing home, the cost associated with buying a new home such as stamp duty and then finally the cost of physically moving to the new home - this is a huge outlay and can be money spent and invested in improving your existing home, therefore increasing its value,” Janik says.

“There is also a huge green benefit to renovating and altering existing structures. The adaptive re-use of these older structures gives them a second life, meaning although the initial structure itself may not have been a green design or green build, you are offsetting the energy of the house for another 50 years or how ever long the lifetime of the ‘new’ home.”





*All of the charm
of this property
is retained.*



Open-plan living is one of the most common renovation requests.



“A common request when either building new spaces or improving existing spaces is natural light.”



Usually when people are unhappy with their current home, it is because there is not enough space or the home doesn't function as they want it to.

"Quite often people have just outgrown their home and want the renovations and additions to suit their new living needs," Janik says. "Sometimes I have clients who bought a particular house, although not their perfect house, as they loved the area and always had the intention to extend or renovate."

"A common request when either building new spaces or improving existing spaces is natural light. People want a great indoor-outdoor connection with vast amount of natural light entering the home."

Janik says many traditional homes were not designed for entertaining. "They were more designed to serve a purpose of providing shelter. These homes were not designed with floor-to-ceiling glazing to let large amount of light in."

"They were not designed with glazing in the correct orientation or location to let the winter sun inside to heat the home in winter and still allow summer breezes in to cool the home or even designed with glazing to take in surrounding views."

"The way in which these older-style homes were designed just doesn't suit our modern way of life."

So he says it comes as no surprise that a common request from clients is to either open up the existing home or create a new open-plan living space connected to the existing home to suit the current trend towards entertaining at home.

Janik advises that calling in an expert can make all the difference when planning a revamp.



“Having a great outdoor connection is something we are brought up with living in Australia.”



WHAT'S HOT?

Indoor-outdoor connection: "Having a great outdoor connection is something we are brought up with living in Australia and it's becoming more common having that indoor-outdoor connection where the two spaces open up to be one, blurring the line between the two," Janik says.

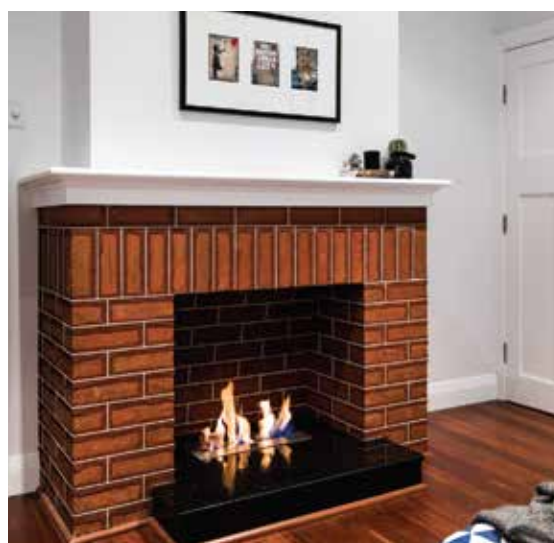
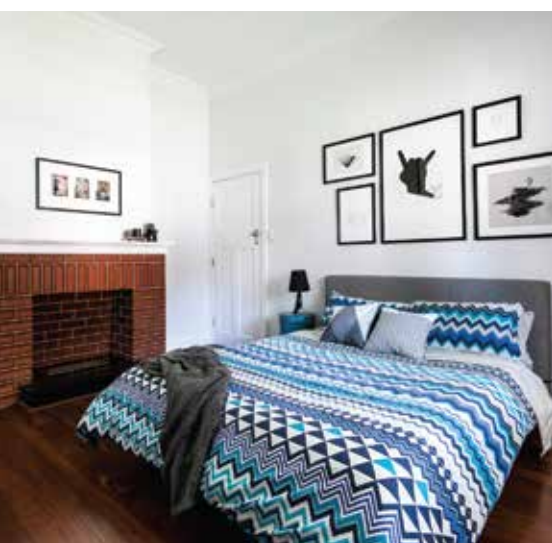
"I have seen a movement away from the large open-plan living which I have had some clients describe as 'hallway rooms' to what is referred to as 'broken-plan living'. It's still an open-plan design but introduces some break within the design, giving definition to each of the living spaces and creating some slight separation to the zones. I think this is starting to become a trend and will increasingly become more common."

Clever use of materials: "A blend of varying material finishes, textures and colours that complement each other. Using varying textures such as brick and stone with softer materials such as timber.

"The use of more traditional materials such as brass, copper and even concrete used in not only new creative ways but even being reused in ways they were decades ago. Items such as copper and brass taps, which previously were applications we have moved away from for new technologies such as stainless steel, but now are seeing a comeback.

"People are being bolder and wanting bolder designs. Even in more subtle designs, using a subtle colour scheme with varying textures to create more depth and more layers to the design."

Considering the environment: "I wouldn't call it a trend but something I am having more people not only be aware of, but make a point to request, is solar passive design. Making use of the winter sun to heat the home and the summer breezes to cool the home. Although something that we include in all designs, it can be further increased when wanted by the client."



“The problem I find when I meet with people who are already partway through or even completed a renovation project is the planning of the project design,” he says. “The lack of planning for the overall completed project usually greatly compromises the finished product.

“With a design plan from the initial outset, you can look at the overall project and then design how the entire completed project will work, flow and function. Getting in an expert like myself from the start will provide you with the necessary knowledge

“I have clients who bought a particular house, although not their perfect house, as they loved the area and always had the intention to extend or renovate.”

to understand what is and isn't possible and what will be the best solution. Quite often, we also present a solution that is not only more cost effective but offers a better overall solution and end product.

“An expert is used to dealing with these projects and understands the costs involved. They can provide guidance as to whether your budget is sufficient for what you want to achieve, whilst also offering solutions if your expectations as to the final outcome may not match up with your allocated budget. By the same token, an expert can design to meet your budget, ensuring you don't get to the final



HOW IS IT DONE?

The first thing that needs to be done before the process can start is hiring an expert.

“Once you have someone you feel comfortable with and can trust, you can begin the three-step process,” Janik says.

“The first step, which I believe to be the most important step, is the client brief. After and only after the detailed brief is obtained do you move on to the second step - the design phase where a solution to the project brief is created between the designer and the client.

“After a design that the client is happy with is completed, this is lodged to council for their initial approval. Upon approval you can move on to the final step, the construction documentation. This is where the documentation that the project will be built off is completed and again once completed lodged to council for the final approval before the builder commences work.”





The transformation is astounding.



Inside, the home appears to be brand new.





< People should really try to inject their own personality into their home, because this will help them love it for longer.

stage of the construction with nothing left in the budget.”

Janik says people should really try to inject their own personality into their home, because this will help them love it for longer.

“Create a layout that represents your way of living and that will work around the way you live, it will then naturally give off a sense of you,” he says. “Introduce some of your quirky personality into the house, ensuring that the overall feel of the home reflects your personal style.

“If you have a random collection of treasures like me, utilise a simple colour palette and incorporate a display piece into your design that can showcase these, allowing them to be the star of your home.

“Be smart about it - for example, if hot pink is your favourite colour, you could look at having a hot pink splashback, rather than pink kitchen cabinets. This is a more subtle integration and is easier to replace come resale if need be.”

