

Move in and make it your local



■ The modern extension at the rear added some elegant marble to the pre-war character home.

6 Clive Road
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It's not every day you walk through a pre-war home and come across a bar that looks straight out of a country pub.

The bar was built by the current owner's father, who did his carpentry apprenticeship in the UK specialising in building pub bars.

It is just one of this home's many personal touches that reflect the love its owners have felt for it over the years.

It has been in the same family for the past 33 years, and has been restored and renovated extensively.

"We lived next door, and then I heard it was for sale," one of the owners said.

"I said straight away that we'd buy it."

But the 1913 character house was a long way from

its current glorious state of repair.

"We could see stars through the holes in the roof," the owner said.

The house's generous scale and beautiful bones appealed to the couple, and they lovingly brought it back to its former glory.

There are plenty of original character features, such as leadlight windows and ceiling roses.

Everything connects to a spacious central hall the owners say is "big enough for a group dwelling".

Generously proportioned rooms lead off the hall, each with its own original fireplace.



■ The 1913 beauty, on a 864sq.m block, has been in the same family for 33 years.

Situated in a cul-de-sac off Stirling Highway near the top end of Grant Street, the house defies expectations by being remarkably peaceful.

"All we hear most days is birdsong," the owner said.

Claremont Quarter is a minute's drive away, and the park at the top end of Grant Street is a minute's walk down a small lane.

Things you will love

- 1 Convenient location
- 2 Timeless design
- 3 Modern rear extension

AGENT: Olivia Porteous, William Porteous Properties International.



■ The owner's father built his very own bar, complete with 40 years' worth of pub paraphernalia.

What's the process with your plans?

We've already discussed how an architect can add value to every stage of your building journey, and now we're ready to get to the exciting part of a project: when pen hits paper and together we design your new home or addition.

The production of working drawings will generally be transferred to computer, but importantly this phase sees your vision become a reality!

However, before the shovel hits the dirt, there are approvals to be obtained.

Whether you are working with an architect or a building designer, everyone has to go through the same processes to obtain two types of approvals from your local council before commencing work onsite.

First is the planning or development approval (DA), which most councils require for new homes and major renovations involving exterior walls.

Before lodging your DA, your designer will make an appointment to meet your council's planners and determine whether your block is subject to any special policies or rules other than the residential design codes (R-codes).

The DA requires a set of finalised sketch design drawings that convey the scale and scope of the project.

They must also have information about the way it will affect your neighbours in terms of privacy and overshadowing, how much of your site will be covered

architect's brief

WITH SUZIE HUNT



by the building, the height of the upper storey, how the plans fit the R-codes, and any other policies that apply to your area.

If your house is in a heritage zone, check whether it is on your council's municipal inventory – it doesn't necessarily mean you can't renovate or even knock down the existing house, but you need to know the ground rules before taking any action.

Once you obtain your DA – a process that can take anywhere between 60 and 120 days – you can proceed to the detailed design phase, selecting materials, hardware, fixtures and fittings.

This period can be a little daunting but with a good architect it can be so much fun!

Having finalised your choices, your architect will work with a structural engineer and other consultants to produce working drawings that your builder will use for construction – this phase is called contract documentation.

You may elect to provide these drawings to an estimator or quantity surveyor to price the job before putting it out to tender.

This is the time to ensure your budget and expectations are in alignment.

When you are happy with the overall scheme,

the materials and the cost, the contract documentation is lodged with council for the building permit, along with additional reports, such as energy-efficiency approval, structural engineering certification and relevant heritage reports.

You may wish to get a building surveyor to certify your drawings for a building permit prior to submitting them, which speeds up the approval process.

Once the building permit is issued, your architect tenders your project and appoints a builder.

Bear in mind that the process outlined here takes many months – we generally tell clients to allow up to 12 months from the first design meeting to turning the soil on site.

You can accelerate your project by being realistic and providing timely feedback to your designer's questions.

And remember, the hard work that you put into the briefing, design and documentation phases of the project will ensure your project runs smoothly on site.

It reduces the build time and gives you a beautiful well-considered home to live in.

Who can argue with that?



Australian Institute of Architects

■ **Suzanne Hunt is the WA President of the Australian Institute of Architects.**

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