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Illegal work Description :

First storey light-weight addition to house with new tiled, hipped roof to replace previous roof destroyed by fire in 2017. New steel & timber stair to loft floor internal alterations to create a more open-living arrangement. More generous sliding folding doors, to an enlarged veranda on the West side, new scullery added. Windows and doors externally, destroyed by fire, replaced with white aluminium windows and doors, also destroyed.

Cadastral : Lot 7432 ERF 329

Original date of Construction :

Earliest approved plan: Impossible to ascertain due to low quality of drawing (see attached) but estimate in the 1930s – possibly 1934

Historical Report / Chronology:

Estimate 1934 – Plans for new house & outbuilding (*ref. pg. 5/5 PDF attached*)

1987 – New boundary wall facing Evans Rd, including garage doors and a round pool at the back (*ref. pg. 4/5 PDF attached*)

1988/89- Ex. front steps removed. Balcony closed in for proposed TV room, pool shape changed (*ref. pgs. 2&3/5 PDF attached*)

1992 – Renovation and extension of ex. pool and alterations to existing out building (*ref. pg.1/5 PDF attached*)

The house was part of the settlement of Glenwood in the 1930s, of the Union style. Many similar-styled houses with terracotta tiled roofs and facebrick plinths, plaster detailing and columns were built around this time between Evans Road and Manning Road, Macdonald to Francois. This forms a heritage precinct and the roofs are particularly contextual along with the relationship to the street. It was unfortunate that the original veranda was enclosed previously, but the lean-to nature of the element has remained and there is a predominance of openings. The modern facebrick street boundary wall, necessitated by security, has also changed the face of the house from the street.

Architectural Report :

The house was originally constructed as a suburban, single-storey house - a bungalow with a rectangular plan, internal bathroom and kitchen, hipped, clay-tiled roof, with a curved front and narrow back veranda. In addition, an outbuilding for staff accommodation and storage was constructed on the side of the property towards the back, and a single garage on the street / north corner. High ceilings (3045mm), moulded cornices and dados (in some rooms), Oregon floorboards and stained-glass door panels at the entrance and study were features. The house was solidly built with good materials and details.

Architecturally, the house has been altered over the years, yet much of the original remains, including the bay windows. There only appears to be one undocumented addition prior to the fire in 2017 and that is the veranda and bathroom that were added to the outbuilding so those are included on the submission as 'proposed'.

Clearly, historical additions and alterations have affected all elevations of the house (see ref. PDFs). The changes have been fairly minor and incremental, but not always sensitive to the original e.g. the modern facebrick street wall and garage doors, the enclosing of the front veranda.

When we were offered to assist them in 2017 post the fire, the owners were aiming to reconstruct the house as soon as possible as they had had to be accommodated elsewhere. In so doing they hoped to improve the internal flow, add a larger veranda, and a loft space in the roof by changing the roof shape from hipped to double-gabled. The space provided by this change is significant, and by keeping the roof pitch and material similar, we felt the impact on the context would not be too great. The symmetrical openings, roof pitch and light railings were intended to be sensitive to scale and context and bring back the relationship that the original veranda had with the street. The deep veranda adds a very practical element, which is light as per the original, but provides more generous space for outdoor living. Similarly, the outbuilding veranda adds an outdoor living space to that zone, and the bathroom has been added to provide a more generous, modern facility. These verandas are light, simple structures, sensitive to the original.

PHOTOGRAPHS – POST FIRE / PRE-RECONSTRUCTION 30.10.2017



West Elevation



Street view – East



Interior – main space



Interior – kitchen



Main space

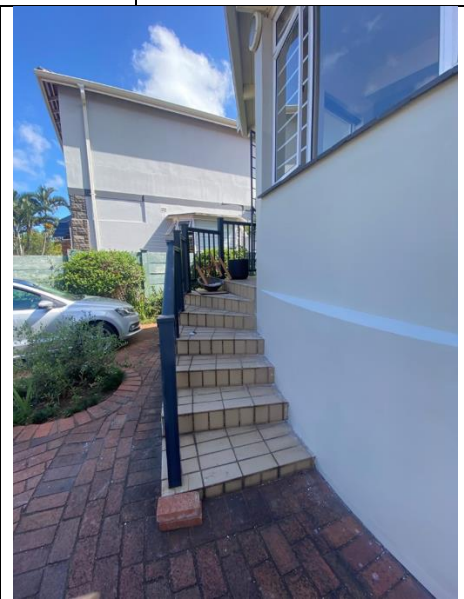
PHOTOGRAPHS – POST-RECONSTRUCTION April 2023



Street Elevation – East side from Evans Road



East Elevation from driveway



Entrance Stair from parking



East Elevation from parking



SE Corner & entrance



Single garage – existing, unchanged



Garage door to parking – inside view



South elevation to the West end



South elevation – bay window centre



West elevation



Veranda detail – sliding / folding doors



North elevation – south end



North elevation – centre



**North elevation – west end /
scullery**



Veranda detail from the North



Single Garage from the West, NW house corner



North Elevation – West end bay window



South Elevation – Outbuilding



East Elevation – Outbuilding



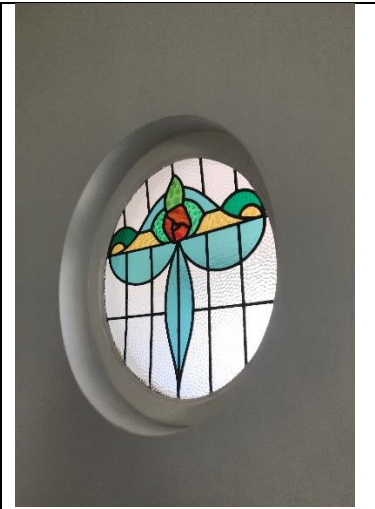
**Generator -
Outbuilding West End**



Study looking East



Study looking South



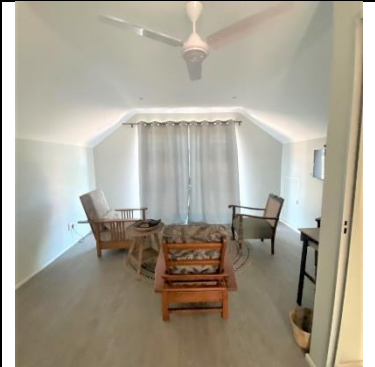
Window detail – survived !



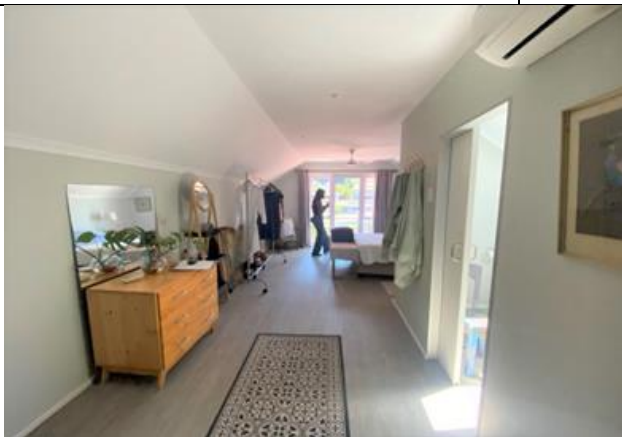
Lobby / stairs to loft from study/ main door



Lobby / stairs to loft /main entrance door



Loft looking East from entrance door



Loft looking West from entrance door



Loft looking East from west end



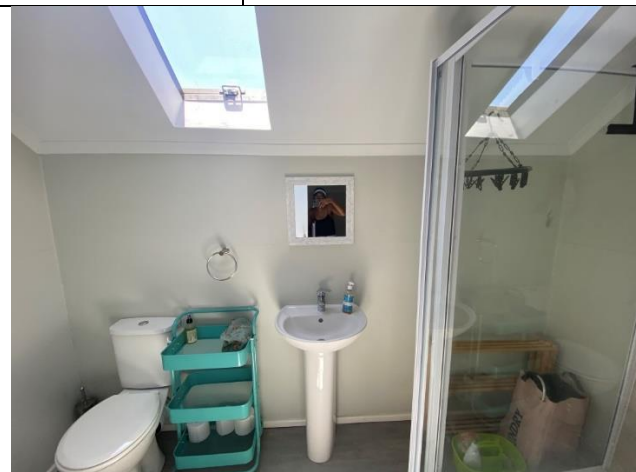
Loft bathroom- looking East



Loft bathroom looking West



Loft bathroom skylight



Loft bathroom looking North



Living / Dining looking West



Living looking East



Dining/ guest wc / skylight looking West



Kitchen looking North from Dining



Kitchen looking West



Kitchen looking East from scullery entry



Scullery looking North



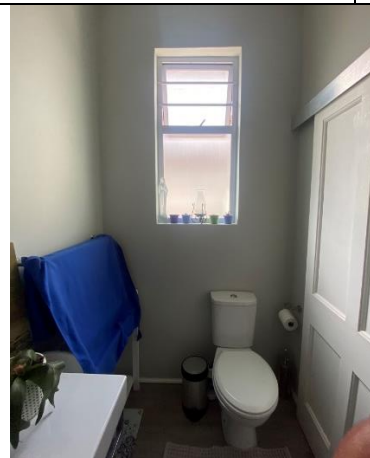
Scullery looking South



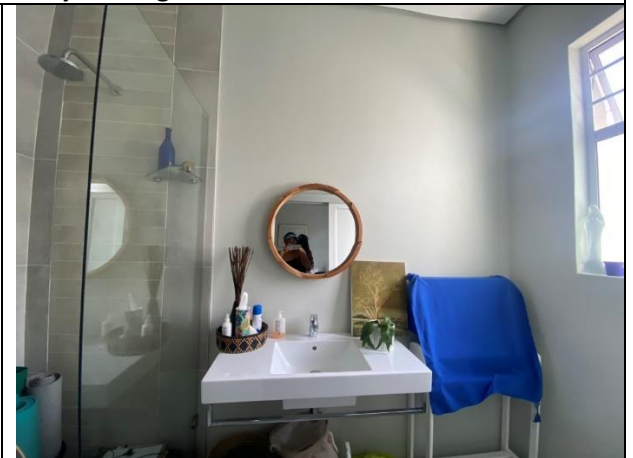
Scullery looking West from kitchen



Guest Ensuite looking South



Guest Ensuite looking North



Guest Ensuite looking West



Outbuilding bathroom looking East



Outbuilding bathroom looking South



Outbuilding bathroom looking West



Outbuilding studio/store looking East



Outbuilding studio/store looking West