

MODERN HERITAGE Hybrid

Business in the front,
party out the back

WORDS LOUISE SMITHERS PHOTOGRAPHY DION ROBESON





WE LOVE

THE ELEVATED CEILINGS
AND THE USE OF HIGHLIGHT
WINDOWS THROUGHOUT
THE ADDITION

DETAILS

HOUSE The Wasley
LOCATION Mount Lawley, WA
DATE COMMENCED February 2016
DATE COMPLETED May 2017

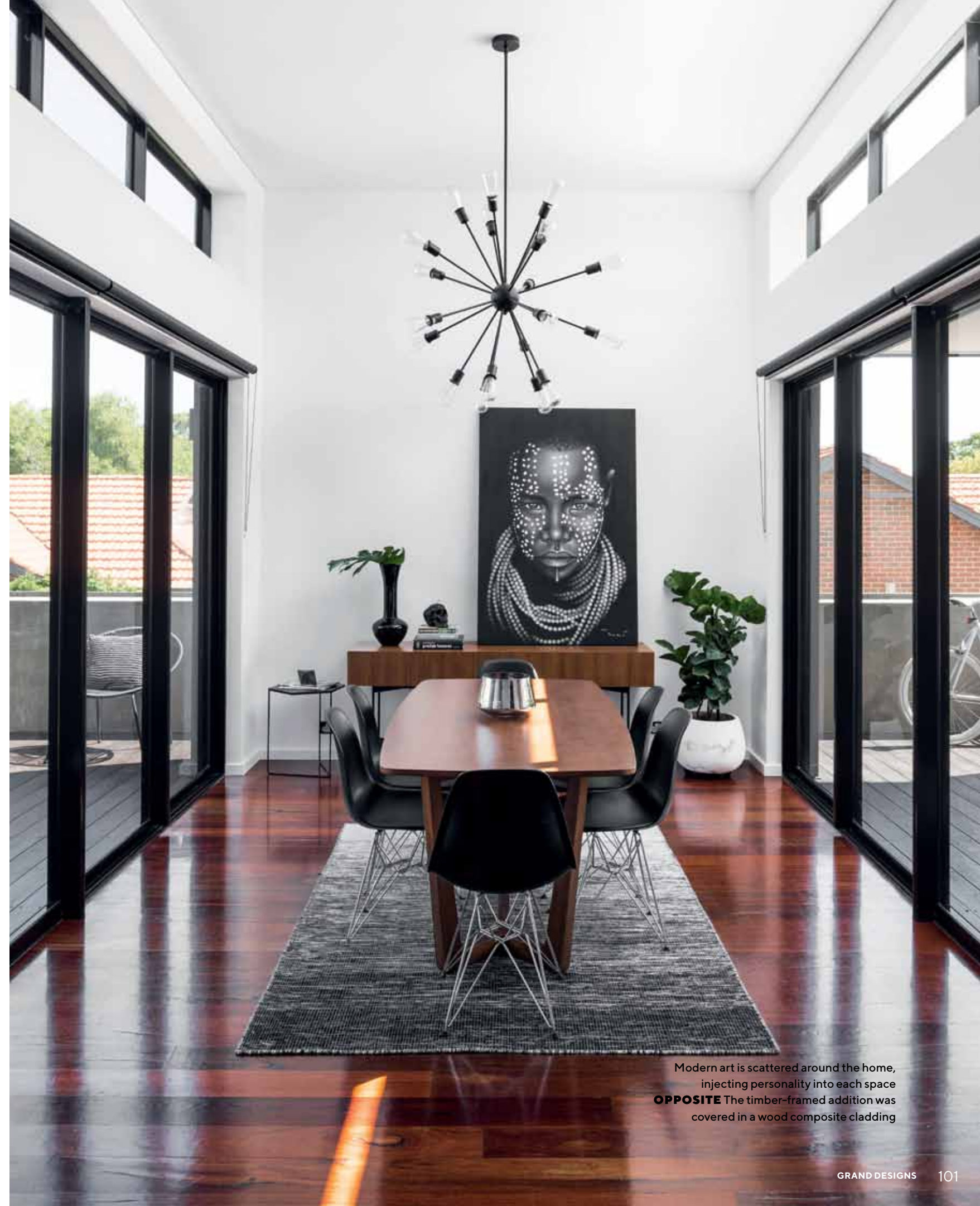
The father of western philosophy and original bearded hipster, Socrates, once said, “The secret of change is to focus all of your energy, not on fighting the old, but on building the new.”

The talented team from Dalecki Design are on board with the philosopher’s pithy prose and implemented its sentiment when designing The Wasley in Perth’s inner city. “Too often you see people knock older houses down because it’s cheaper and easier to start from scratch,” says Janik Dalecki, founder of Dalecki Design. “I think it’s really fantastic to see someone willing to take the time to renovate a little piece of Perth’s history and work around it to create a new home to suit our modern way of living.”

Once a proud abode, The Wasley had aged badly and the interior (105sqm) was dark, excessively cold and cramped due to a closed, impractical layout. The rundown two-bedder had barely been touched since it was built in 1917; an outdoor dunny was the only toilet servicing the house while an original fireplace cooktop was the kitchen’s sole appliance.

Shortly after purchase and prior to the subdivision of the full-size block, which was cut into three individual lots (Lot 1 housing the existing heritage house), the homeowners enlisted the expertise of Dalecki Design. “We were brought into the project at a really early stage, before a project brief was even created,” says Janik.

The eventual brief was broken into two halves. The first half consisted of the renovation and restoration of the heritage home, along with minor alterations to the existing internal layout in order to create a more functional space. The second half looked at the design and construction of a modern, well-placed addition to upgrade the overall structure into a home suited to the modern age. In short, the brief called for a liveable family home, centred on an entertainer’s open-plan living area that captured the city views and promoted a well-balanced indoor/outdoor connection. The alteration and addition needed to be



Modern art is scattered around the home, injecting personality into each space

OPPOSITE The timber-framed addition was covered in a wood composite cladding



A LACK OF NATURAL LIGHT AND BREEZE PATHS CALLED FOR THE CREATION OF A LIGHT, BRIGHT, OPEN-PLAN LIVING SPACE AND THE OVERALL LAYOUT OF THE HOUSE WAS REWORKED TO BESTOW A FREE-FLOWING AMBIENCE

ABOVE The dining area was “punched out” from the rest of the house to capture the northern light and city views
OPPOSITE The new kitchen is modern and highly functional

sympathetic to the existing heritage-listed home, while simultaneously creating a bold design statement.

“We intended to keep the existing bedrooms and living room as true to their original form as possible,” says Janik, who explains this is why all the existing rooms reflect their original character, excluding the dining room and ensuite, and the kitchen that became the master suite’s walk-in robe. “Heritage features have been restored to maintain the home’s charm and any items that needed to be replaced were substituted with similar products.” Among these heritage features are original fireplaces, cornices, small windows, ceiling roses and skirting, which work to create a classic, cosy atmosphere.

A lack of natural light and breeze paths called for the creation of a light, bright, open-plan living space, and the overall layout of the house was reworked to bestow a free-flowing ambience, with each area positioned in optimal locations exposed to the warm winter northern sunlight and south-westerly breezes that epitomise summer.

Also important was a luxurious master suite retreat. As the house is located on a smaller inner-city parcel of land, it was crucial this master suite radiated opulence, allowing the parents of the house to escape without feeling isolated or confined. A large window has been used to flood the master





EDITOR'S FAVOURITE

THE ORIGINAL FIREPLACES, CORNICES, CEILING ROSES AND SKIRTING THAT WERE RETAINED TO CREATE A CLASSIC, COSY FEELING

bedroom with natural light and provide a connection with the external spaces.

The high ceilings in the existing house are accentuated when entering the new light-filled open-plan addition, which focuses on simplicity in design, openness and a sense of light and space. The timber-framed addition was covered in a wood composite cladding and never fails to impress with almost floor-to-ceiling glazing. High ceilings continue through into the new addition, and the use of highlight windows are a beautiful feature allowing natural light to flood the space. The highlight windows also prompt airflow, allowing breezes to pass through the house and keeping things cool in summer.

The dining space has been "punched out" from the rest of the house structure to capture the northern light and city views, as well as providing easy access to a duo of external entertaining zones. "The fireplace in

both the walk-in robe and bathroom are a testament to the existing home's original layout," adds Janik.

Throughout the construction process, concessions were made in accordance with the home's heritage status and position within a Character Protection Area. "We felt a responsibility to ensure the restoration was respectful to the original heritage home, and the surrounding houses," says Janik, who ensured the design was in line with heritage guidelines.

The Wasley took home three gongs at the 2017 BDAWA Design Awards: Best Residential Alteration and Addition between \$350k and \$800k, Commendation for Best Heritage Design, and the Design Excellence award. "This project showcases what can be done with a rundown older home," says Janik. "There is no need to knock down and start from scratch. Instead, the solid bones can be used to form the foundation of a wonderful home." 🏡

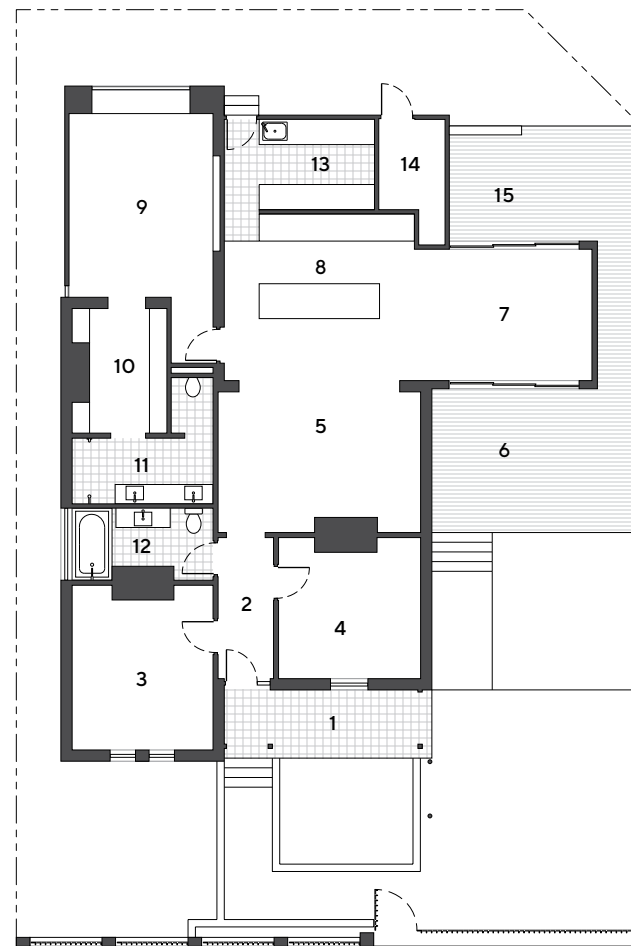
ABOVE Subdued hues characterise the furnishings
OPPOSITE Modern light fittings work in harmony with the home's original features





LEGEND

- | | |
|-------------|-----------------|
| 1 Porch | 9 Bedroom 1 |
| 2 Entry | 10 Walk-in robe |
| 3 Bedroom 2 | 11 Ensuite |
| 4 Bedroom 3 | 12 Bathroom |
| 5 Lounge | 13 Laundry |
| 6 Alfresco | 14 Storeroom |
| 7 Dining | 15 Deck |
| 8 Kitchen | |



FLOOR PLAN

“THE FIREPLACE IN BOTH
THE WALK-IN ROBE
AND BATHROOM ARE A
TESTAMENT TO THE EXISTING
HOME’S ORIGINAL LAYOUT”
– JANIK DALECKI



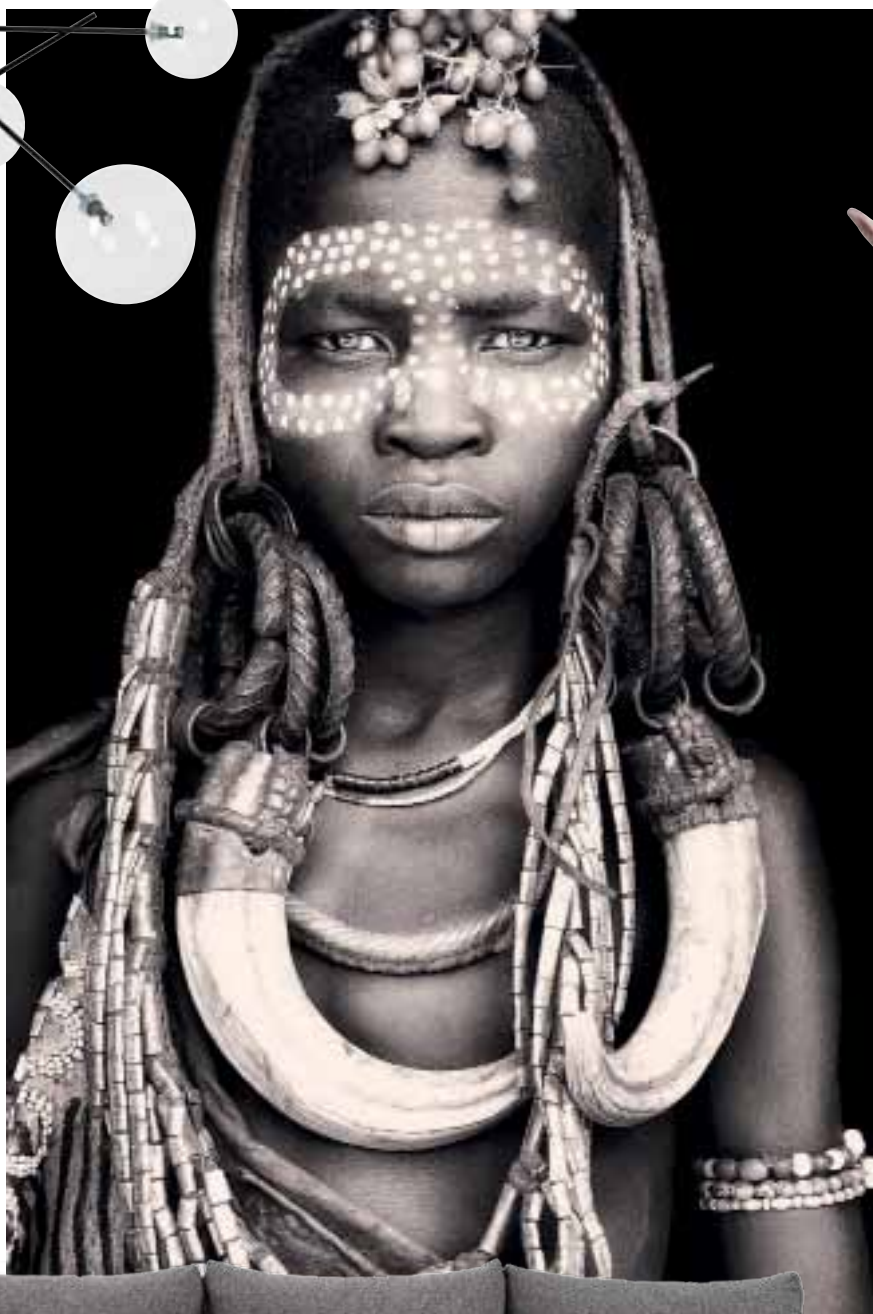
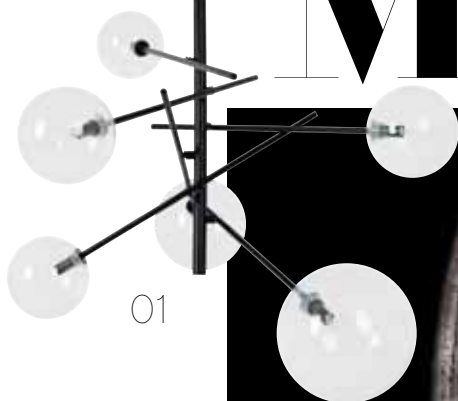
PROJECT TEAM

DESIGN TEAM Dalecki Design
daleckidesign.com.au, 0410 100 096
ENGINEER Reed Engineers 08 9344 6722
ENERGY CONSULTANTS Structerre Consulting
Engineers structerre.com.au

FIXTURES & FITTINGS

External cladding Weathertex,
weathertex.com.au

Mood Board



02



Colour Palette

Cherry wood floors harmonise with cognac leather providing warmth to the stark white, charcoal, pale grey and black base of this project. Greenery scattered throughout the home provides a fresh feel



01/ Aksel six-light pendant in black and clear. beaconlighting.com.au

02/ *Nasatu* by Mario Gerth. frey.net.au

03/ Pampa Mariposa in Oak. curiousgrace.com.au

04/ Crochet basket planter. aurahome.com.au

05/ Errol sofa. jardn.com.au