

Raising the roof

For poolside parties and a smooth-running family life, this contemporary build on a subdivided Perth block is on another level.

STORY *Rosa Senese* | STYLING *Anna Flanders* | PHOTOGRAPHY *Dion Robeson*

COURTYARD The roof garden projects from the first floor, shading the alfresco dining area. A plunge pool runs along the rear boundary. All the landscaping was a joint project between Dalecki Design and Limitless Building. The flooring is concrete. Vitra outdoor dining table and chairs, Living Edge. Driade black lounge and outdoor sofa, Ultimo Interiors. Teapot, Marimekko. Cups and platter, Mud Australia.


New on the block

Architect Janik Dalecki's design specified a brick base on a concrete slab, with Hebel compressed sheeting and low-e glazing throughout. "The framed walls with timber cladding have been doubled in depth for higher-rated insulation, ensuring the house is cool in summer and warm in winter," he says. The passive-solar benefits of correct orientation, window placement, shading and thermal mass have all been considered. ▶



KITCHEN/DINING/LIVING Owners Sam and Sarah at their granite-topped island. Dark laminate cabinetry wraps around their reflective bronze splashback. The concrete-topped dining table from Nood Co references the home's floor. Muuto 'Fiber' dining chairs and 'Visu' kitchen stools, Living Edge. In the living zone, a plush Rolf Benz sofa from Ultimo Interiors forges a visual link to the greenery outside and in. Tom Dixon 'Offcut' side table (next to sofa), throw, 'Bump' glass vase and mortar and pestle (on island bench), all Editeur. Metal floor lamp, Ultimo Interiors. Pendant lights, Freedom. Wooden bowl (on dining table) and Le Creuset casserole, Table Culture. 'Luz' kitchen mixer with pull-out, Abey. Calligaris footed bowls (on rear bench), Ultimo Interiors. Bonnie and Neil tea towels, Remedy. **Designer buy:** Vitra 'Cork Model B' side table/stool, \$785, Living Edge.





When Sam and Sarah bought a corner block of almost 800m² in a north-eastern suburb of Perth, it was with an eye to develop. They planned to demolish the tired house on the site and subdivide for a duplex, but when their partner in that building venture pulled out, they looked at the situation afresh. “We decided to sell the other half of the block and have fun with the construction of our own home,” says Sam. In October 2016, they presented building designer Janik Dalecki with a brief for a mixed material palette, strong on feature face bricks and timber cladding. They also requested their house to be designed around a pool and outdoor entertaining space, with an easy connection between the indoor and outdoor spaces. “Additionally, passive-solar design was a large must-have,” says Sarah. “We wanted to expose the internal spaces to as much northern light as possible.”

Janik responded with a clever concept for a double-storey, four-bedroom home wrapping round a courtyard, informed by the limitations of the square-shaped site. “It wasn’t quite long enough to have the living zones in one run, but too wide to run only two rooms wide,” he explains. “This is where the U-shaped design and central courtyard came from.”

The approval stage was fairly straightforward, requiring only a little “gentle persuasion” in negotiations with council and neighbours. The build itself also ran smoothly, thanks in part to the close working relationship ▶



LIVING Dark brickwork and concrete inspired the moody sophistication of the interiors. 'Crosshatch' chair, Living Edge. Ottoman, Ultimo Interiors. Throw (on ottoman), Editeur. Rug, Temple Fine Rugs. Artwork by Meghan Plowman. Lucci Air 'Aero' fan, Beacon Lighting. **Smart buy:** 'Elements' bricks in Zinc, from \$1760/1000, Austral Bricks. **STAIRS** Mya climbs treads in jarrah recycled from the roof structure of the old house. George Nelson bench, Living Edge. **POOLSIDE** Concrete breezeblocks soften the harsh western sun and create an eye-catching shadowplay. Vitra 'Belleville' table and chairs, Living Edge.



between Dalecki Design and construction firm Limitless Building. With constant feedback between them and the owners, the nine-month project delivered tailor-made living for the couple and their four-year-old daughter, Mya.

Stepping through the door, there's a garage to one side and main bedroom suite to the other. The rear consists of a kitchen, living and dining space on the western side of the courtyard, with a laundry and storage to the east. Upstairs are three bedrooms and a bathroom, plus a second living area with a landscaped roof terrace.

Throughout the house, the decor is quite dark and moody in tone, taking its cues from the black brickwork, exposed steel and concrete surfaces. "At night it's perfect for sitting back and relaxing," says Sarah. "By day the space is still moody, but much lighter, brighter and energetic. We love the unique character of our home. The materials feel 'raw' but also quite warm and cosy."

Favourite details range from the seamless inside-out links right down to the family's built-in coffee machine. "A lot of people comment on our burnished concrete floor, so we're very happy with that decision, too," says Sarah. "And the pool, of course!"

Dalecki Design, Inglewood, WA; 0410 100 096 or daleckidesign.com.au. Limitless Building, Landsdale, WA; (08) 6401 6346 or limitlessbuilding.com.au.

This is the life

Apart from its visual appeal, this house also scores highly for practicality. "It flows well and is so well-considered, down to the smallest items," says Sarah. The couple find the living area upstairs invaluable for corralling Mya's playthings, so the ground level can be used as an entertaining zone. "The downstairs and outdoor areas become one space once the stacking doors are fully open and the music is turned up," says Sam.





THE LAYOUT



THE PALETTE

Dulux Classic Cool (main bedroom)

Burnished concrete flooring (throughout)

'Elements' bricks in Zinc, Austral Bricks (living areas)

HOUSES H&G

FEATURE TREES & PLANTS

Dragon tree (*Dracaena marginata*)

Frangipani (*Plumeria*)

Assorted succulents

Sheoak (*Casuarina glauca* 'Cousin It')

Fiddle-leaf fig (*Ficus lyrata*)

Sir Walter buffalo grass

FRONT YARD Mya plays in the shade of a mature frangipani, which her parents had transported to the site. Large pot, Beaufort Garden Centre. **ENSUITE** Caesarstone Calacatta Nuvo (on bench) and cupboards in Polytec Florentine Walnut create a warm ambience. 'Luna' semi-recessed basin, Caroma. 'Lucia' tapware, Abey. **MAIN BEDROOM** This downstairs space offers quiet and privacy for the adults. Sheets and pillowcases, Pure Linen. Waffle throw, Editeur. Silver vase and clock, Georg Jensen. Pendant light, Freedom. **Smart buy:** 'Drive 1' bedside table, \$199, Freedom. **FACADE** Sam and Sarah requested a contemporary 'box on box' front elevation. The upper-level cladding is Weathertex Weathergroove. An aloe tree grows in the wall niche, while Chinese star jasmine spills softly from the balcony. *For Where to Buy, see page 222.* **H&G**