



THE SOLUTION: “Bring on the granny flat”

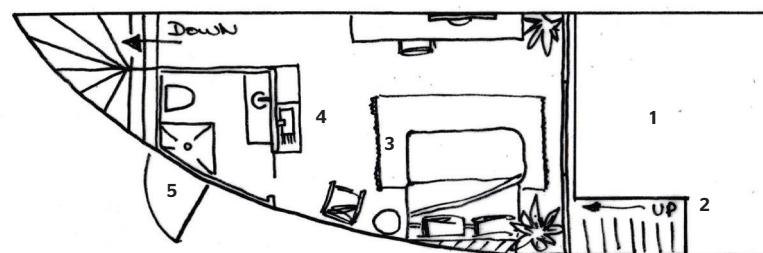
the advice

Shannon's assessment

Shannon Vos
Interior designer
at VosCreative
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Behind the courtyard, Rachael and Tony have a triangular-shaped off-street parking spot with a roller door onto the quiet rear street. They are considering how best to use this space for a garage, granny flat or basement. It is always better to go up than down. Excavating is an expensive option and the problem is you never know what you're going to find once you start digging. Here, there will almost definitely be services running underneath and there may even be issues with the structural integrity of the adjacent road. On the flip side, there are no overhead powerlines to worry about and a precedent has been set with a few double-storey granny flats further down the road.

Tony says that the neighbours have considered putting in a carport with granny flat above, and I'd say this is 100 per cent the way to go. If the two families tackled it together, it could greatly reduce the cost. The carport would be a great way to add built-in storage, while the space above it could be used as a second living space or bedroom – with bathroom – when Tony and Rachael's parents come to stay.



1. Courtyard
2. Internal access
3. Bedroom/studio
4. Ensuite
5. External entry

1. the aesthetics

As far as the construction goes, I love the new, matt Colorbond steel look. It's tough, it's easy to look after, it looks great and it will go up much more quickly than brick. The matt finish has a softer and more subtle look than typical steel cladding, so it won't be too visually intrusive from the kitchen and living area in the home. The house is traditional in style and the combination of a steel structure with glass frontage would make a great contrast. We could put in street access, which would be a big advantage if Tony and Rachael decided to rent it out – maybe on Airbnb. Once they have the basic idea worked out for the design, they'd need an architect, or a really good builder, to draw up the plans.

2. the decor

I'd opt for an open-plan living set-up in the space above the garage. Being an awkward shape, bringing too many internal walls into the mix would really close the room off and make it seem smaller than it should be. A small but functional bathroom would sit in the far corner with the stairwell, leaving the rest of the space to cater to an expansive living area, or a bedroom with study. A clean palette of whites and greys would give a modern feel and make the most of the huge amount of natural light that would stream through the bank

of floor-to-ceiling windows.

Anyone staying here would need some block-out blinds, as the space looks straight down into the home's lounge area, and sheer curtains would bring a level of softness to the space.

3. outdoor storage

Tony and Rachael don't want to lose their parking, and this way they'd be able to have a fully lockable garage on site. I'd suggest building it by pulling the car in to figure out the exact space needed to manoeuvre into the spot (it's an awkward angle) and then working out the best use of the remaining space for storage. You can get some great racking systems these days that would be perfect for storing those bikes, surfboards, golf clubs, outdoor furniture and other stuff that currently takes up valuable space in the house and on the front porch.

4. indoor storage

Rachael is keen to have some kind of entertainment unit on the wall where the TV currently sits. My suggestion would be to flip the room and extend the kitchen cabinetry along the wall, where the sofa currently sits. This could incorporate a small desk area and define the line between the kitchen and living zones. It doesn't have to be exactly the same – just something that works in tonally and draws the eye towards the lovely courtyard. 10

PHOTOGRAPHY: (PORTRAIT) MATT JOHNSON; (LIVING AREA) TOM ROSS; (STORAGE AREA) DEREK SWALLOW; (GLASS WALLS) SAYHER HEFFERNAN; STYLING: (STORAGE AREA) MIKAYLA ROSE; ARCHITECTURE: (LIVING AREA) QUINN ARCHITECTURE; (QUINN ARCHITECTURE.COM.AU); (GLASS WALLS) DAN WEBSTER ARCHITECTURE; (DANWEBSTERARCHITECTURE.COM.AU); HOMEOWNER: (STORAGE AREA) KATE SYMONS; EXTERNAL IMAGE FEATURES COLORBOND STEEL IN MONUMENT MATT, AS SEEN ON THE PROJECT IN STIRLING, SOUTH AUSTRALIA

MOODBOARD



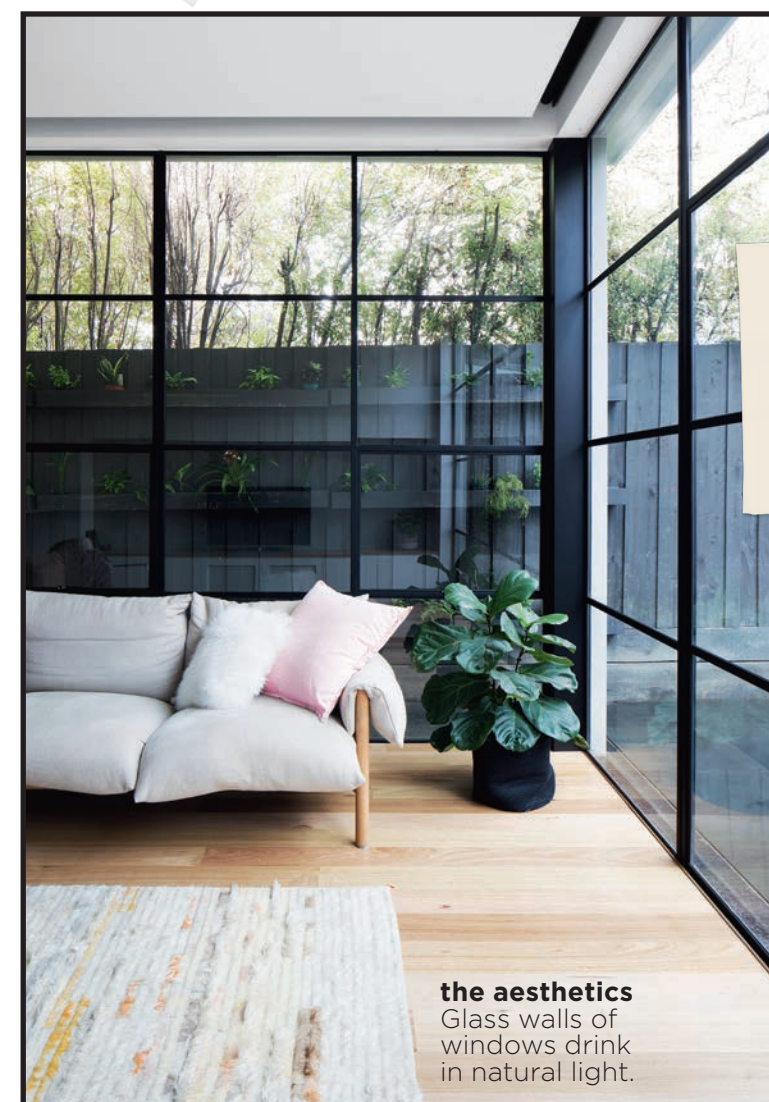
the decor

A mixture of whites and greys always gives a clean, modern touch.



outdoor storage

Get inventive and use your garage for much more than your car.



the aesthetics

Glass walls of windows drink in natural light.

“The combination of a steel structure with glass frontage would make a great contrast”

SHANNON VOS, INTERIOR DESIGNER



MIRROR, MIRROR...

Sometimes, first thing in the morning, we all feel like Snow White's evil stepmother. But any grumbles will quickly disappear once you gaze into Heartly's 'The Fairest Of Them All' frameless hanging mirror with leather strap. At \$260, check out heartly.com.au.

BATHROOM NEWS

clean up

Make your bathroom sparkle this summer with the very best practical and decorative touches

EDITED BY NATALIE JOHNSON & DARREN CHRISTISON



IN THE ZONE

Yes, you can even coordinate the bathroom basics, thanks to Zone Denmark's 'Nova One' range in Royal Blue - (from left), toilet brush, \$79, pedal bin, \$129, soap dispenser, \$55, and toothbrush holder, \$29. Visit designstuff.com.

For more new homewares, visit insideout.com.au/products.

feet first Soft and textured, this machine-washable cotton bathmat is ideal for everyday bathroom use. It's \$95/85cm x 55cm, from nodirugs.com.



the water works

With a flow of nine litres per minute, the Eden 'Nero' 250mm round showerhead in Matte Black, \$179, ensures a luxe shower experience. Visit highgrovebathrooms.com.au.

YAY OR NAY

...vessel basin on the bathroom vanity



Interior designer **Lena Bruno** weighs in

The deal: The bathroom vanity can really set the tone of the whole room, so it's important to get right. First, you'll need to consider your family's needs.

The pros: The vessel basin is quite affordable to install and easier than an undermount to update at a later stage. It better contains splashes and from a distance can conceal dirt and toothpaste spills. A vessel basin can be a feature of the bathroom and you can get quite creative with the vanity/basin combo.

The cons: The style can date faster than an undermount, is harder to keep clean around the surrounding surface and can be susceptible to chips around the edges, as opposed to an undermount, which can be a more durable option. A vessel is often restrictive when face washing, and can sometimes be harder for young children to use.

The verdict: Yay! But it depends: if you're restricted in budget and like to update your spaces more than usual, I would recommend a vessel. If you are more classic and minimal in your design approach and after that timeless feel, then undermount is the way to go. Visit bybruno.com.au.



fill 'er up

The most functional item in your bathroom need not be the most boring! Abode's 'Dome' waste bin, \$159, features a bright copper tone and durable stainless-steel construction. Go to abodeliving.com.

soft touch

Hand-loomed in Turkey from organic cotton, the absorbent 'Sand Dune Stripe' hand towel, \$45, is an easy way to add colour and texture to your wet zone. Visit loomtowels.com.



WORDS (YAY OR NAY) LOUISA BATH-GATE PHOTOGRAPHY (LENA BRUNO PORTRAIT) LAUREN BAMFORD, (CANTILEVER INTERIORS) MARTINA GEMMOLA, STYLING: (CANTILEVER INTERIORS) RUTH WELSBY



scent-sational

Add a hint of spa-ready luxury to the bathroom with these aromatic cleansers. **1. Bergamot handwash**, \$30, Ms Brown, msbrownstore.com. **2. Tangent GC 'Tulip' organic liquid soap**, \$34, Miss Glass Home, missglasshome.com. **3. 'Body Bar' soap** in (from left) Vintage Gardenia, White Rose & Jasmine, Watermelon, Clove & Sandalwood, Frangipani and Coconut & Lime, \$12.95 each, Palm Beach Collection, palmbeachcollection.com.au.



mix master

The sleek all-in-one 'Circa' chrome bath mixer system with handshower, from \$1012, adds understated elegance to your bathing zone. Go to sussex taps.com.au.

the hit list

What's cooking on our kitchen wishlist this month

the benchtop

For the look of calacatta marble minus the maintenance, Essastone's 'Unique Calacatta' quartz engineered stone by Laminex, \$520/sqm, is a durable option. It also comes with a 15-year warranty. Learn more at essastone.com.au.

the design

Clean and sleek, the 'K2 Series' of kitchen designs by Cantilever Interiors includes a splashback of handcrafted ceramic tiles and Neolith benchtops. Kitchen design drama sorted! Visit cantileverinteriors.com.



the holder

Show off your tools with the 'Knife Rack 370'. Magnets are hidden beneath the beech finish to hold up to seven knives. It's \$97 from sandsmade.com.

the apron

A must-have for keen bakers and barbecue aficionados, the 'Talo' leather apron is \$169 from countryroad.com.au.



the tool

Spice up your cooking with the Cole & Mason 'Inverta Horsham' pepper mill, \$54.95. The copper finish scores full style marks, while its upside-down design won't leave crumbs on the bench. Go to David Jones, Myer and leading kitchenware retailers.