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3. ABOUT COLONIAL HOMES

In the past 30 years the Australian home building market has been dominated by waves of architectural styles that come and go in popularity. However one of the most enduring 'style' has been the traditional Australian Colonial home.

The Australian Colonial is a reference to the original architecture that early settlers introduced to the new colony and covered the period from the 1780's through to around the mid 1850's. Its influence was based on other regions of British colonial expansion of the Americas, India and Southern Africa. In climates of hot summers and mild winters, the architecture was quickly adaptable to the harsh and arid Australian landscape. New colonial conquests required simplicity of design that not only could be built quickly but also relied on local materials for the construction. After a period of time and the Colonies became established, imported materials could be utilized, such as roofing materials (corrugated iron to replace thatched roofs). The base design was simplicity itself with a rectangular design that could be one room or extended in either direction to add rooms as required. Generally the building was only one room deep so that ventilation was always possible. Perhaps the most characteristic feature of the Australian Colonial is the verandah, a feature of other Colonial architecture from other parts of the world, and was important for a number of reasons. Apart from providing important shade to the main building, the verandah created additional space that was well utilized by the early pioneers for every day living and work tasks. The window and door openings were restricted in size due to scarcity of materials and a belief that small openings would keep the harsh heat out of the home.

Some 200 years later, the Australian public and homebuilders 'rediscovered' our heritage and have embraced a part of our history in what would appear to be an enduring manner. The classical style of simple roofs and wide verandahs are ideally suited to not only larger rural sites but have found their way into suburbia and on the right site give a wonderful mix to a streets architecture.

Although the designs are more complex for today's more affluent requirements, the basic principle of the Australian Colonial, rectangular building, wide verandahs, simple higher pitched roofs, use of 'corrugated iron' or tiled roofs, has been successfully integrated to provide a contemporary interpretation that has experienced a sustained popularity.

Designing of Australian Colonial homes.

The starting point for the design of your Australian Colonial home is usually based on the rectangular form. Orientation on the site is important as it would be ideal to position the 'long' side with the living areas facing north to capture the winter sun and reduce the east and west exposure to a minimum. Although wide verandahs are a characteristic of the 'style' it is important to remember that a wide verandah will also block out the winter sun and so it should be considered that

these verandahs could incorporate open rafters or Pergolas. Building on larger rural sites provides an opportunity to position the house to maximize the orientation as well as not be restricted in spreading the rectangular form. Suburban sites, that are getting smaller and smaller, provide a bigger challenge to the designer and careful selection of the site is important before embarking on designing the home so that it can incorporate the Australian Colonial principles.

Large window openings are one of the distinctive changes from the original that our present lifestyle and appreciation of passive solar design has been successfully incorporated. With living spaces grouped to the north of the building, winter sun is allowed to penetrate and the verandah or eaves provides the summer protection from the harsh sun. This allows for better ventilation as well increase the capacity to capture views.

Building cost.

In general terms the most economical form for construction is the box shape (including the rectangle) as it restricts the perimeter of the building to the building area. Every time this basic form is changed the square meter cost increases. So the basic form is generally cost effective, however the introduction of the Verandah that not only adds to the cost, but generally requires the ceiling height of the main building to be increased (adding to the cost) to allow for a suitable height on the outer edge of the verandah.

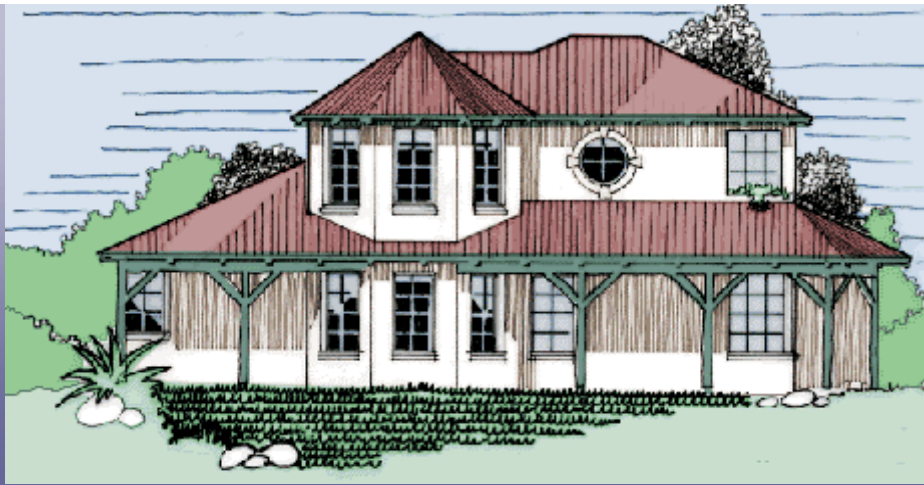
Although it is perfectly acceptable to use standard finishes, aluminium windows, steel door frames etc, the temptation with the 'style' is to incorporate 'traditional' materials such as timber door and window frames, skirting, architraves, 'special' cornices etc that again can increase the costs greatly. However it is up to the 'owner' to determine their level of finish to suit a budget as it can vary greatly.

Advantages of the Australian Colonial home.

- Ideally suited to our climate.
- Generally the costs can be managed due to the base rectangular form.
- Suited to rural or larger sites.
- Flexible for future addition.
- The 'style' has more potential to be everlasting and not subject to fashion changes.

Disadvantages of the Australian Colonial home.

- Not always suitable to the smaller suburban site.
- Orientation of the building can restrict the site potential.
- The extended rectangle can possibly be a problem for retaining walls if there is any slope on the site.
- Cost can be higher if traditional materials are selected.



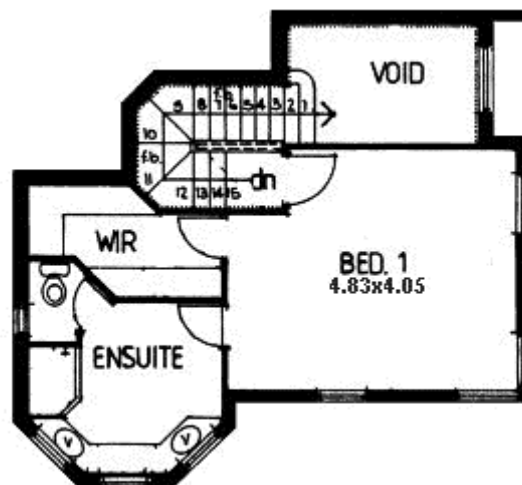
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A colonial style home, that will suit a corner suburban lot. Perched on the first floor is the master suite with a luxury en-suite.

Areas:

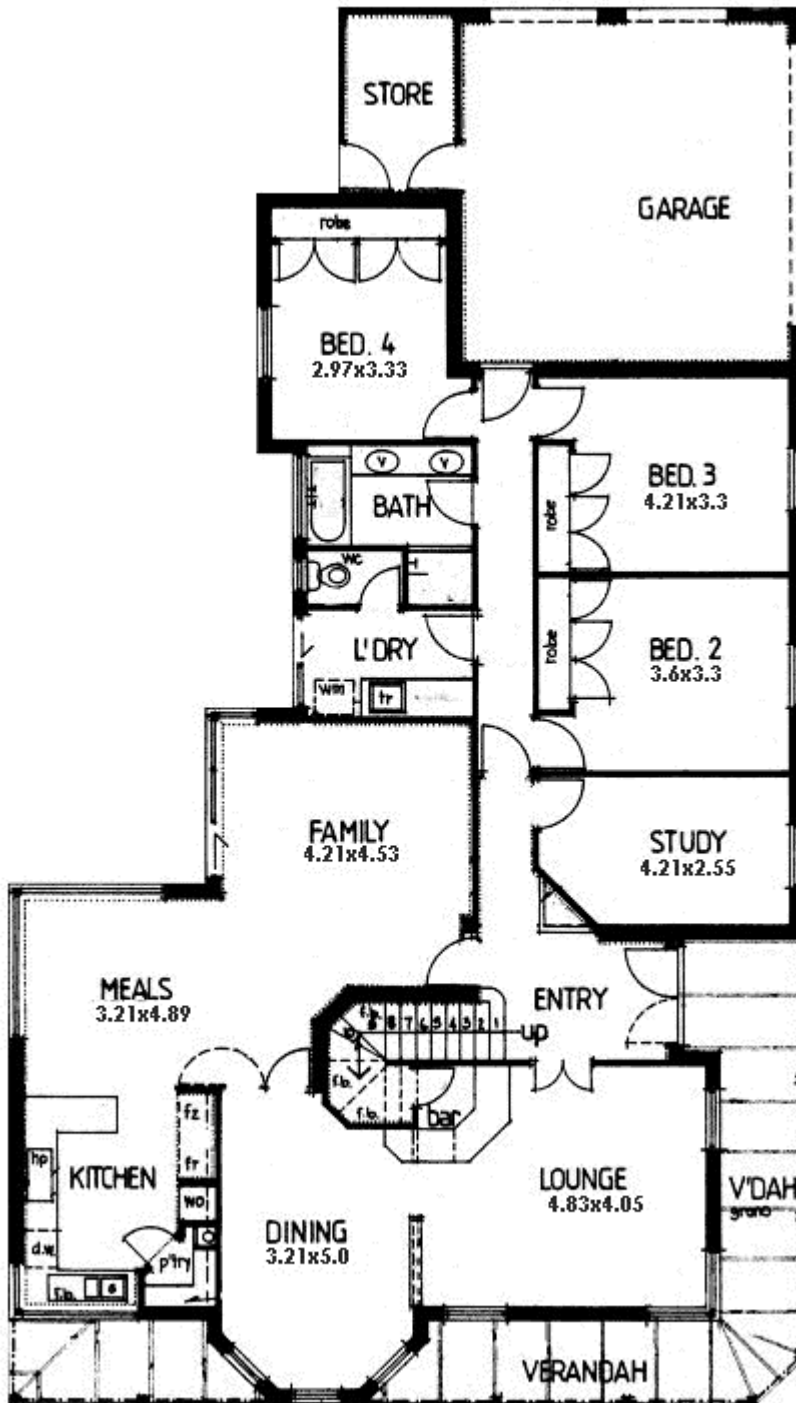
Ground Floor 183.41sqm:
First Floor 52.92sqm:
Garage 34.56sqm:
Store 6.33sqm:
Verandah 29.83sqm:
Total 307.05sqm

Width: 13.34metres
Depth: 23.75metres

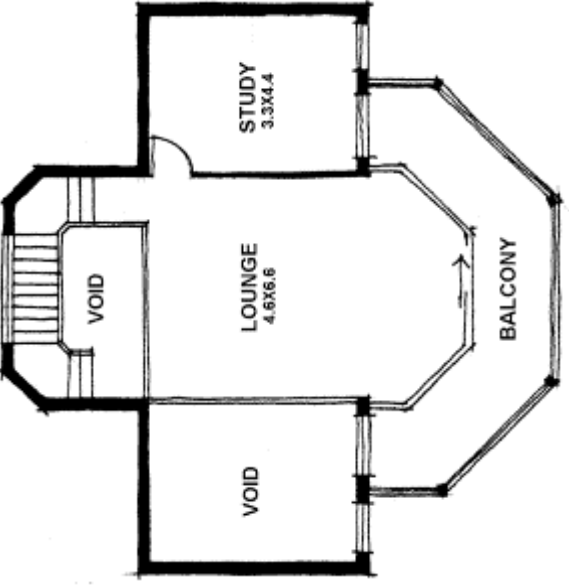


FIRST FLOOR

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GROUND FLOOR



Areas

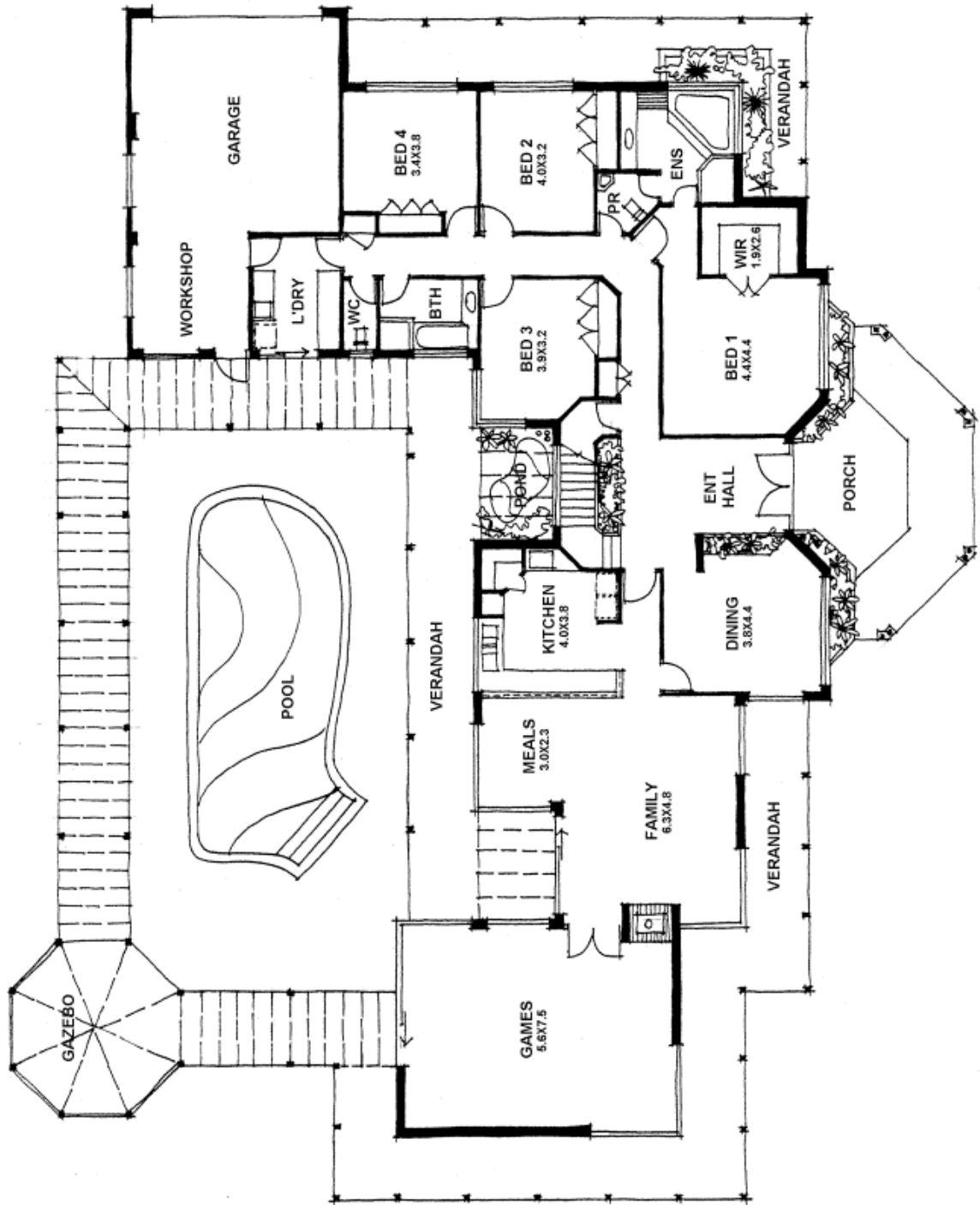
- Ground Floor: 304.53sqm
- Garage/Store: 47.95sqm
- Front Verandah: 19.37sqm
- Rear Verandahs: 107.10sqm
- Porch: 13.08sqm
- Courts: 13.33sqm
- First Floor: 51.23sqm
- Stairs & Voids: 31.45sqm
- Balcony: 19.37sqm
- Total areas: 607.41sqm

Width: 33.21metres

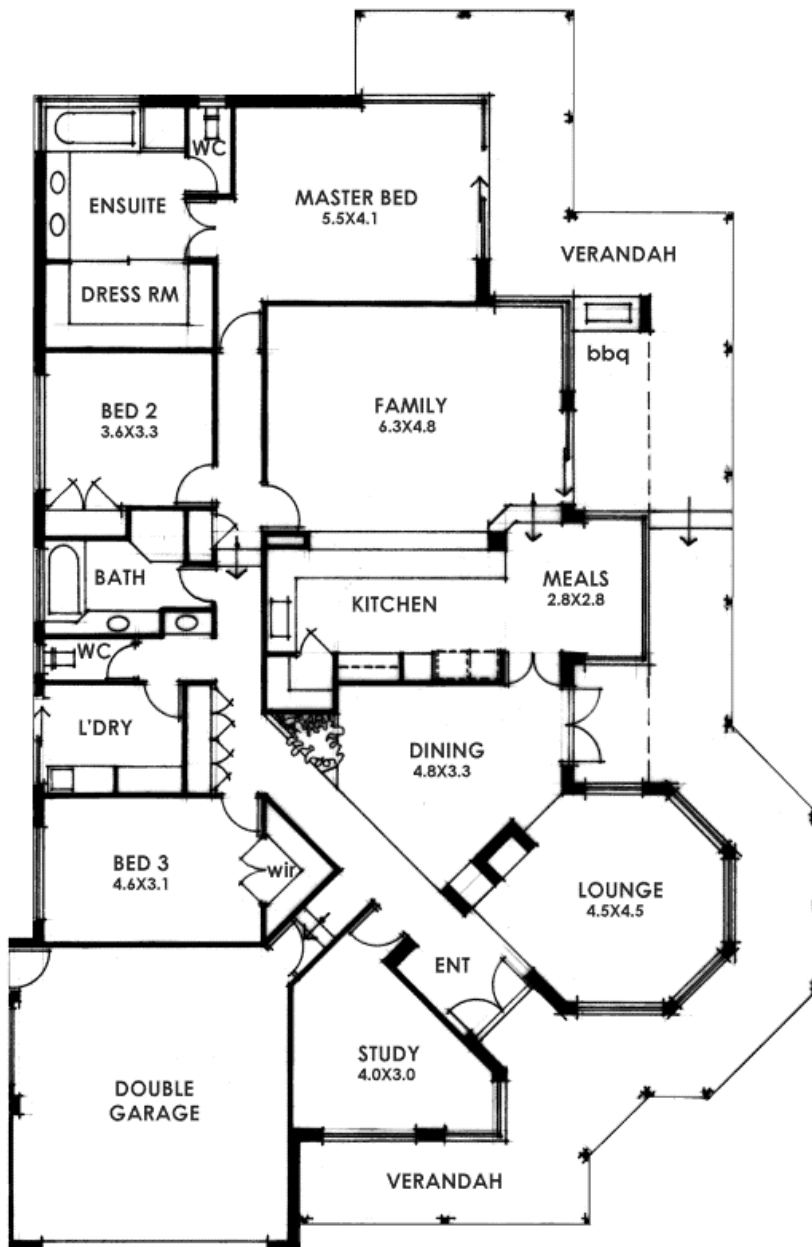
Depth: 23.62metres

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This lavish colonial home is suitable for a large estate. Four good size bedrooms and with all living areas focusing onto pool area that is surrounded by a gazebo and pergola colomnade.



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AP8989CL

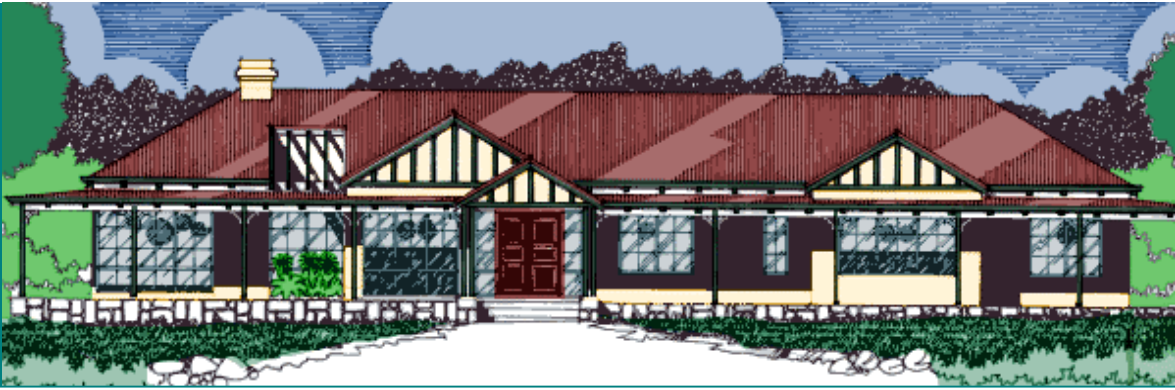
An attractive colonial façade conceals the open feeling of the internal spaces. The octagonal shape lounge room is one of the many features of this home.

Areas:

Main Building 239.04sqm:
 Verandah 85.41sqm:
 Garage 39.60sqm:
 Total 364.05sqm

Width: 17.15metres
Depth: 24.59metres

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AP8998CL

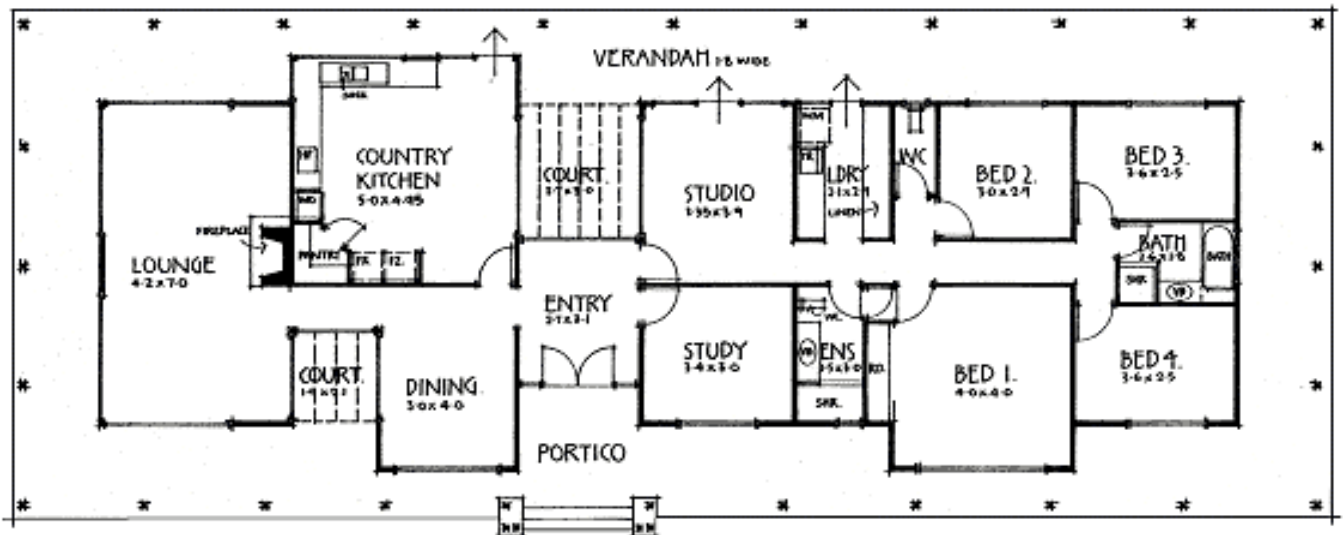
Colonial splendour that will fit in any country or rural estate. In addition to this 4 bedroom home is a study and a home studio. Two courtyards create additional light and space.

Areas:

Main Building 182.56sqm:
 Rear Court 7.83sqm:
 Front Court 5.03sqm:
 Verandah/Portico 138.03sqm:
 Total 333.45sqm

Width: 29.70metres

Depth: 11.30metres



AP8998CL