



RADIUS
BUILDERS



**The Ultimate Guide
to Renovating Your
Queenslander**

The Queenslander is a marvel of Australian architectural design.

If you live in the Sunshine State, there's no doubt you've spotted your fair share over the years. The term now applies to many different structures, but at its core a Queenslander home features a stunning corrugated iron roof, raised floors, French doors and a grand verandah that extends around most of the house. The Queenslander is undoubtedly an enchanting structure that never seems to go out of style.

Whilst some homeowners opt to recreate this classic design with a brand new home, many more decide to renovate an existing Queenslander. With an abundance of Queenslanders ready for a revamp, it makes perfect sense. But with such an old traditional structure, there's plenty that you need to consider before you take the leap...



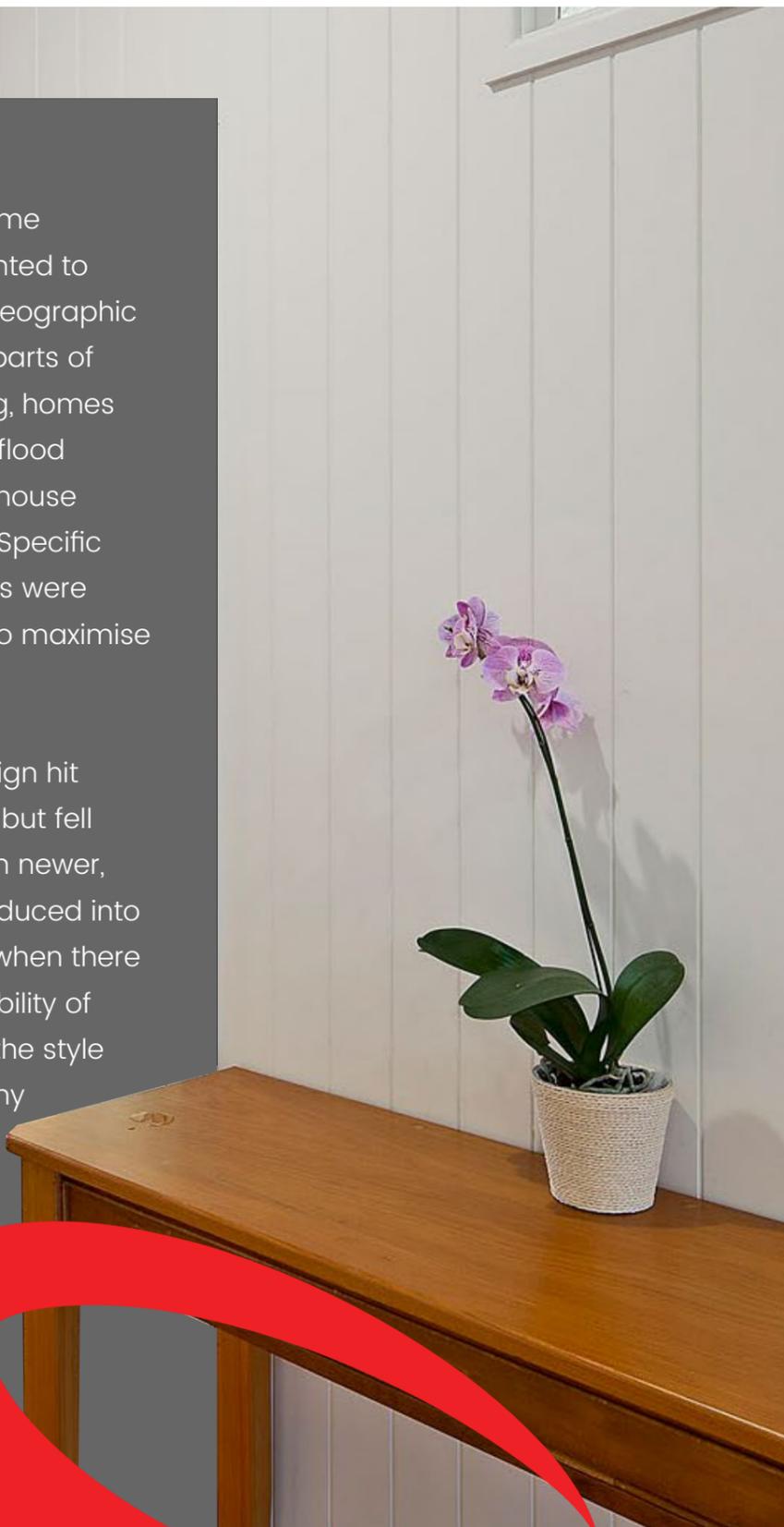
History of the Queenslander

The Queenslander home was first developed in the 1840s and was based on bungalows that housed British army officers in Bengal, India. Their structure, built for optimal cooling and pest control, were seen as similar to the needs of Queensland residents, who had to endure hot, tropical climates.



In the Queensland setting, some changes had to be implemented to better suit the weather and geographic location. For one, with many parts of Queensland prone to flooding, homes were elevated on stumps so flood waters would flow under the house without ruining the structure. Specific latticework and timber louvers were also installed on verandahs to maximise shade.

The Queenslander home design hit its peak in the 1920s and 30s but fell out of favour after WWII, when newer, cheaper materials were introduced into residential construction and when there was a decrease in the availability of large properties. In essence, the style became unaffordable to many typical Queensland citizens, who opted for the now common single-story brick home, which was far more cost effective and accessible.



Characteristics of a Queenslander

A Queenslander home typically features a weatherboard exterior and is largely built from timber and iron. As mentioned, one of the classic elements of a Queenslander is a wide timber verandah that surrounds the majority of the home. Usually, the home will feature four to six bedrooms placed near the interior walls in order for each room to have access to the verandah. This allows for the room to be cooled and shaded by the verandah. The homes are usually situated on elevated stumps. Some of the more luxurious Queenslanders also feature intricate lattice work, grand doors and decorative timber designs.



Permits and Heritage Overlays

Before you begin the renovation process, you'll need to check whether your home is listed on Queensland's Heritage Register or in a suburb where there is "Character Protection" or heritage overlay legislation. If it is, then you'll need to obtain a permit from the council to undertake any renovations of the property. At Radius Builders, we specialise in working on Queenslander homes and can assist with helping you receive your permit.

Renovation Styles for a Queenslander

Once you've sorted the permits, then it's time to decide how you want to approach the renovation of your character home. One of the biggest restrictions is that you'll have to maintain the original appearance of the home, and this will influence and limit the materials you can use to change your design.

If you're wanting a bigger home, extensions and raises are possible. A quality, experienced builder will be able to extend your home without compromising the original classic character of the home. If your backyard is on the smaller side, we suggest raising the property. If you're

looking to expand your home but don't want to add any more stairs, we suggest going with an extension. This decision is purely contingent on your home, its floor plan and what you hope to achieve with your renovation.

In line with heritage regulations, you can also restore the verandah and re-roof and re-clad the exterior to be more durable.

At Radius Builders, what we see a lot of clients opt for is to retain the exterior of the home while modernising the interior. Regulations to the interior of the home still apply, but they are far more lenient. One way you can modernise the interior of your home is by choosing an open plan design. Many Queenslanders come with living rooms and kitchens that are separated by interior walls, which your builder can demolish and transform into a single, spacious room.

A quality builder could also remodel the bathroom and kitchen by installing modern fixtures and state-of-the-art appliances; increasing exposure to natural light through skylights; and repainting and removing interior walls to make the home functional and modern.

When reconfiguring the interior of your home, you should consider how you can create a floorplan that speaks to the specific needs of you and your family. Whilst it's encouraged to modernise the interior of your home, you should also try and create harmony with the exterior and retain original elements such as the ceiling and windows and solid timber floors. Embrace the history and charm of your home, even if you add a modern twist!

Re-levelling

Usually, the original timber stumps holding up a Queenslander will subside over time, making the floors and gutter lines sag and look tired. A renovation offers the perfect opportunity to re-level your home and update the footings and foundations with modern materials and construction techniques. This is especially important if your plans include new bathrooms or a kitchen, as these areas need to be perfectly level so water flows where it should and not where it shouldn't!



Choosing the Right Builder

A Queenslander renovation can result in a gorgeous, one-of-a-kind home, but only if you get it right. When renovating a Queenslander, you can encounter plenty of curveballs and you'll want to be in trusted hands with plenty of experience. It's important to hire a team of innovative and creative builders and designers who specialise in heritage homes and have expertise in working with Queenslanders. You'll want a team who can approach problems with ingenuity and have plenty of tried and tested methods to overcome construction constraints.

At Radius Builders, we have years of experience renovating all types of homes, but we specialise in renovating classic Queenslanders. We can draw on our many years of expertise and knowledge and guide you through the entire process, all the way from navigating Queensland residential law to modernising the interior of your home. Most importantly, we understand how important it is to maintain the integrity and character of your classic home and we'll do everything we can to get it just right.

Be Inspired

While there are certainly restrictions on how you can transform your Queenslander, don't let that stop you from being inspired! Constraints can better allow for creativity, and there are plenty of ingenious, innovative ways to get the most out of a Queenslander home. Explore other examples on Pinterest and Instagram and browse lifestyle publications to gather ideas about how you can highlight the vintage charms of your renovated home. Learn more about how approached our Queenslander renovations at Radius Builders in our [online gallery](#).

If you're ready to get started on the renovation of your own Queenslander....

Get in touch with the experts at Radius Builders today!

0419 751 108

contact@radiusbuilders.com.au

www.radiusbuilders.com.au

