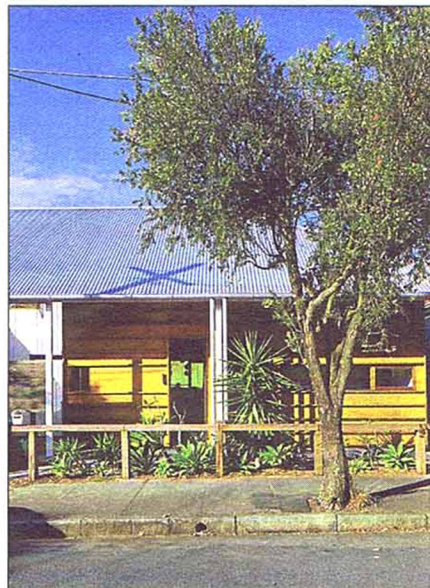
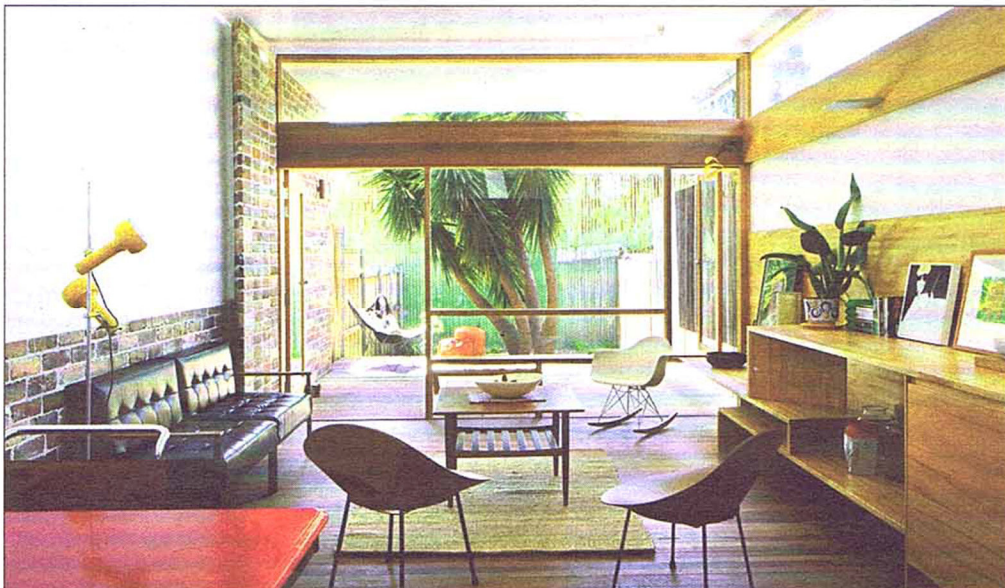


Dream Home

Little house goes large on style

Recycled materials and built-in joinery are highlights of this project, writes **Stephen Crafti**.



More with less ... the generously glazed living area looks out to the rustic back wall of a factory; (right) timber was used extensively. Photos: Brigid Arnott

There once was a modest timber cottage on this relatively compact site (approximately 560 square metres) in Marrickville. In poor condition, the options were to renovate or demolish it. Another option was to subdivide the block and create two houses, one for the owner to live in and the other to rent out. "We were fortunate to be in an area where smaller allotments are encouraged," architect David Boyle says, referring to the variety of housing types in the street.

The owner of the Marrickville house, Courtney Gibson, turned to the internet to find a suitable architect. "I looked at numerous sites, taking note of who received architectural awards, as well as their style. I was particularly impressed with the way David worked with smaller spaces and the way he cleverly leads your eye around spaces," Gibson says.

This house, the smaller of the two houses, was initiated by two scrapbooks Gibson collated. One was filled with pictures of houses she liked, the other contained images of elements she loathed.

"I ditched the 'hate' book," she says. "There was more than enough material that gave David a taste of what I was looking for. We both have an appreciation of mid-20th-century modern architecture."

FLEXIBLE SPACES

On a five-metre by 33-metre site, the house recalls a traditional terrace format. But instead of Victorian iron lacework, the facade is clad in timber and features an elongated slot window.

Like a terrace, there's a corridor to one side of the house, but rather than narrow doorways to each bedroom, Boyle designed two large sliding doors.

AIM

Design a semi-detached house as part of a Torrens title subdivision with unique features.

GREEN POINTS

- ▶ Passive, environmentally sustainable design principles such as orientation and cross-ventilation.
- ▶ Heavily insulated timber frame.
- ▶ Use of recycled materials such as bricks and timber.

COSTS

▶ Preliminaries	\$56,000
▶ Excavation	\$8,000
▶ Carpentry	\$56,000
▶ Demolition	\$9,000
▶ Doors and windows	\$22,000
▶ Brickwork	\$8,000
▶ Plumber	\$20,000
▶ Electrical	\$20,000
▶ Roofing	\$17,000
▶ Insulation	\$5,000
▶ Plastering	\$12,000
▶ Concrete	\$7,000
▶ Skylight	\$2,000
▶ Tiling	\$4,000
▶ Steelwork	\$6,000
▶ Timber flooring	\$6,000
▶ Stairs	\$3,000
▶ Fences	\$2,000
▶ Joinery and appliances	\$39,000
▶ Landscaping	\$5,000
▶ Minor works contract	\$15,000
▶ Margin	\$40,000
▶ GST	\$37,000
▶ Application fees	\$6,000
▶ Section 94 contribution	\$7,000
▶ Architect's fees	\$32,000
▶ Other consultants' fees	\$13,000
TOTAL	\$457,000

"The idea was to create flexible spaces. One room can be used as a bedroom, the other as a home office," he says.

Typical of many terrace renovations, there is an open-plan kitchen and living area to the

- ▶ Rainwater harvesting.
- ▶ Instantaneous gas water heating.

OWNER'S FAVOURITE FEATURE

Recycled brickwork, timber flooring.

ARCHITECT

David Boyle - 0419 664 836.

BUILDER

Steve Hart, H2H Developments - 0412 283 110.



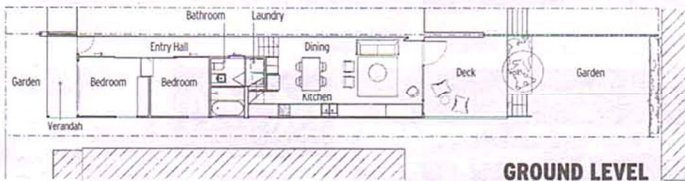
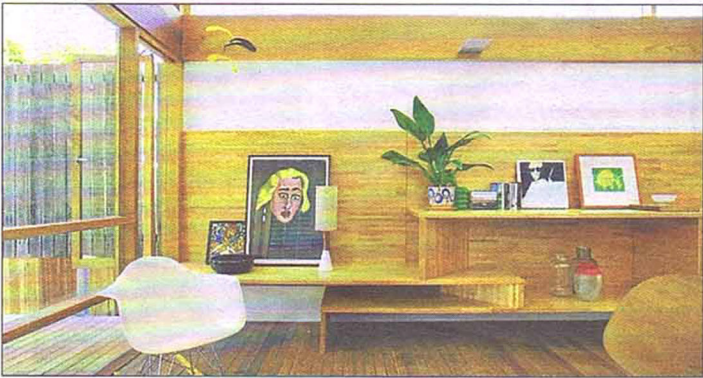
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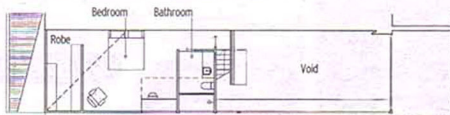
HOUSES
JULY 23-24, 2011



Artistry and flair ... (from top to bottom) the new open-plan kitchen and living area; light floods in through the large windows; the plans included a yucca tree. Photos: Brigid Arnott



GROUND LEVEL



UPPER LEVEL

rear. However, Boyle elevated the rear wing by a metre or so to take advantage of the north-east aspect. Highlight windows in this open-plan arrangement bring additional light into the house.

LOCATION ISSUES

One of the main influences on the design was the home's location under a flight path. "We had to include acoustic controls that would minimise noise," Boyle says. So instead of french doors opening to the rear timber deck or concertinaed doors that open completely, Boyle designed a traditional door framed by a series of smaller operable windows. "This design not only reduced the noise but provided greater thermal efficiency," he says.

As the house is only five metres in width, not dissimilar to many single-fronted terraces, Boyle set out to maximise the sense of space. Built-in joinery extends from the kitchen through to the living areas. Beech joinery, with a sink at one end, transforms into a series of open shelves in the living areas. "I'd always lived with free standing furniture. I was keen to move away from this and have as much built-in as possible, be they cupboards or seating," Gibson says.

As well as providing a connection to the back garden, generous glazing in the living area takes in a vista of the green painted corrugated steel rear wall of an adjacent factory. "Courtney loved the worn patina of the steel and wasn't keen to camouflage it," says Boyle, who also included an existing Yucca tree as part of his design, creating diffused light. Boyle added texture by incorporating recycled bricks into the passageway and living areas (from the 1920s home that was on the site). Recycled timber in the form of 60-millimetre-wide boards was used for the living room floor. "It



makes sense to recycle where possible but it also adds another layer to a contemporary design," Boyle says.

A built-in pantry in the kitchen conceals the staircase to the first floor. Only the presence of a glass balustrade at the top of the stairs indicates a second level. This level contains a main bedroom, walk-in dressing area and en suite. The first floor is partially concealed within the pitched steel roof.

Gibson says one of the most endearing qualities of Boyle's design is his ability to create not only flexible and unexpected spaces but to deliver these with artistic flair. "He's always pushing the boundaries of materials and he'll often create artworks using concrete. It could be an imprint, or simply using it in a different way," she says.