



MARRICKVILLE HOUSE 1 + 2

DAVID BOYLE ARCHITECT

PROJECT: Marrickville House 1 + 2

LOCATION: Marrickville, Sydney, NSW

FUNCTION: Private House

OWNER: Private

ARCHITECT: David Boyle Architect

STRUCTURAL ENGINEER: Northrop

BRICKLAYER: H2H Developments

GENERAL CONTRACTOR: H2H Developments

PHOTOGRAPHY: Brigid Arnott

THE PROJECT Located in Sydney's inner west, Marrickville House 1 + 2 involved the subdivision of a suburban block into two Torrens title properties and construction of two semi-detached dwellings. To meet the tight budget of the private client and also to minimise external wall thickness, we chose to build using lightweight timber framing. The semi-detached nature of the project involved construction of a common party wall along the central boundary line, which needed to comply with structural, fire and acoustic separation of the two dwellings.

Brickwork was an obvious solution for this element and we were able to salvage dry pressed clay bricks for part of the wall following demolition of the original house. Additional bricks were salvaged from neighbouring buildings. Our reuse strategy reinforced the general sustainability objective to minimise resources and use recycled materials where possible.

THE CLIENT The client wanted us to construct 2 x 3 bedroom dwellings, one for use as her own residence, and the other to either sell or rent in order to finance the project. The houses have different layouts to suit this program. Our client's house was to include a car parking space, a separate study and an open plan layout that acts as a backdrop to her eclectic collection of contemporary art. The building needed to fit into a single storey streetscape so the upper level bedrooms are concealed from the street behind a sloping roof plane and the living spaces towards the rear have high ceilings with skylights bringing light deep into the compact plan to make the most of the available light in this tight urban fabric. Acoustic consideration was also needed as the site lies within the airport flight path.

THE RECYCLED BRICK PARTY WALL HAS BEEN PARTLY PAINTED TO HIGHLIGHT THE OWNERS' CONTEMPORARY ARTWORK COLLECTION. IMAGE: JOHN A. DOUGLAS. RIGHT: THE STAIR IS CONCEALED BEHIND THE KITCHEN JOINERY PROVIDING ACCESS TO THE ATTIC BEDROOM IN THE NEIGHBOURING HOUSE.

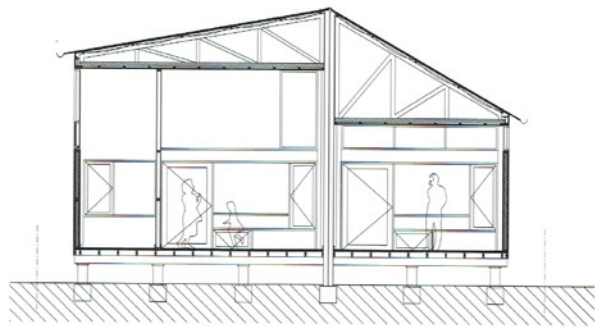




THE HOUSE AS A WHOLE WAS DOCUMENTED TO SUIT THE BRICK MODULE AND TO CELEBRATE THE MATERIAL'S SCULPTURAL POSSIBILITIES.

DOCUMENTATION The party wall is 20.5m long x 6.5m high. Vertical expansion joints are offset to maintain structural integrity. The wall is supported laterally by the elevated timber floor and at the roof trusses reducing the maximum vertical span to the ceiling height to 5m. A steel portal was needed for lateral support at the rear façade, and to maintain fire separation, this needed to sit on the inside face of the party wall. An extra layer of brickwork was added internally to conceal the steel post to maintain the visual continuity of the party wall from inside to outside.

MATERIAL Apart from the functional requirements, the brick adds a layer of colour and texture to the interior. The bricks are laid in a running course with flush joints. The extra skin adjacent to the steel portal is laid in a stacked bond to differentiate its non-loadbearing role. The end course is cut at a 30° angle to create a shadow line detail at the junction to the party wall. Part of the wall was painted in an abstract pattern to delineate the different zones of the living areas and to provide a more neutral white backdrop to the client's artwork.



ABOVE: CROSS SECTION. LEFT: INTERNAL SHUTTERS BETWEEN SPACES OFFER ADDITIONAL CROSS VENTILATION, LIGHT AND ASPECT TO UPPER LEVEL BEDROOMS. PAINTING BY MARK HERHERINGTON. RIGHT: STEPPED FLOOR LEVELS AND BUILT IN SEATS IN THE CENTRAL SPACE AREA DEFINE SEPARATE LIVING ZONES. "KANGALANGALAND" SCULPTURE BY ROSIE DEACON.



A photograph of a modern interior space. On the left, a black leather tufted sofa sits against a wall. The wall is composed of two parts: a white-painted brick upper section and a natural stacked brick lower section. To the right, a wooden-framed glass door opens onto an outdoor area with a wooden deck and a green lawn. In the foreground, a wooden coffee table with a bowl on it is partially visible. The lighting is bright, suggesting a sunny day.

RIGHT: STACKED BRICKWORK WITH A CHAMFERED EDGE PROFILE CONCEALS A STEEL POST AND VISUALLY CONNECTS INTERNAL AND EXTERNAL SPACES.

FACE BRICKWORK PARTY WALL EXTENSION BETWEEN DECKS, RUNNING BOND.

FIBRE CEMENT CLADDING

TIMBER FRAMED WINDOW TO DETAIL

RECESSED FLEXIBLE SEALER

150 X 100 RHS PORTAL FRAME TO ENGINEERS DETAILS

FACE BRICKWORK, STACK BOND

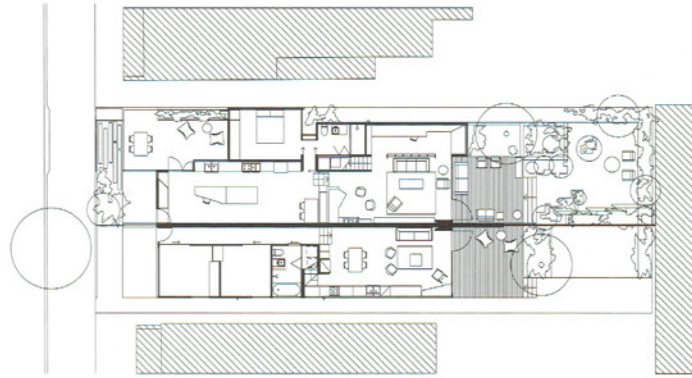
SUBDIVISION BOUNDARY LINE

RECESSED BRICK FILLER

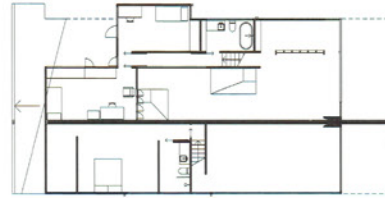
CUT END BRICK TO PROFILE AS SHOWN

FACE BRICKWORK PARTY WALL, RUNNING BOND FLUSH JOINT TYPICAL PAINT PART OF BRICKWORK AS PER PAINT DIAGRAM

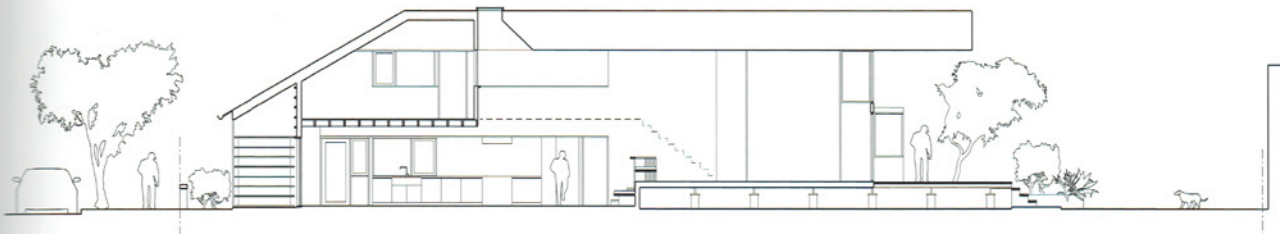
PARTY WALL DETAIL



GROUND FLOOR PLANS



UPPER FLOOR PLANS



LONG SECTION