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The southern aspect takes advantage of the invigorated garden and pool area.



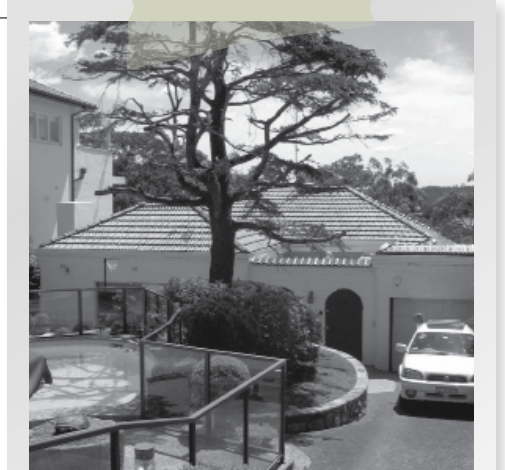
A CONSIDERED VIEW

A cramped, two-bedroom bungalow has undergone a thorough renovation

By James Cleland PHOTOGRAPHY Marian Riabic

Dealing with space and light and taking advantage of the natural environment are intrinsically linked to modern building design. Yet many Australian homeowners find themselves in a situation where the home in which they live fails to take advantage of the site's climate and setting on almost every level.

This is the situation in which Charlie and Gillian, owners of a property in Northbridge, a suburb of Sydney, found themselves. The aim was to bring the property into the 21st century through the intelligent use of space and harnessing the advantages given by a north-facing property.



before





Highlight louvre windows provide light and increased higher-level airflow.

The environment was taken into account while renovating, with decisions including high-level louvres and an abundance of glass, which allow cross-ventilation and the winter sun to penetrate deep into the interior.

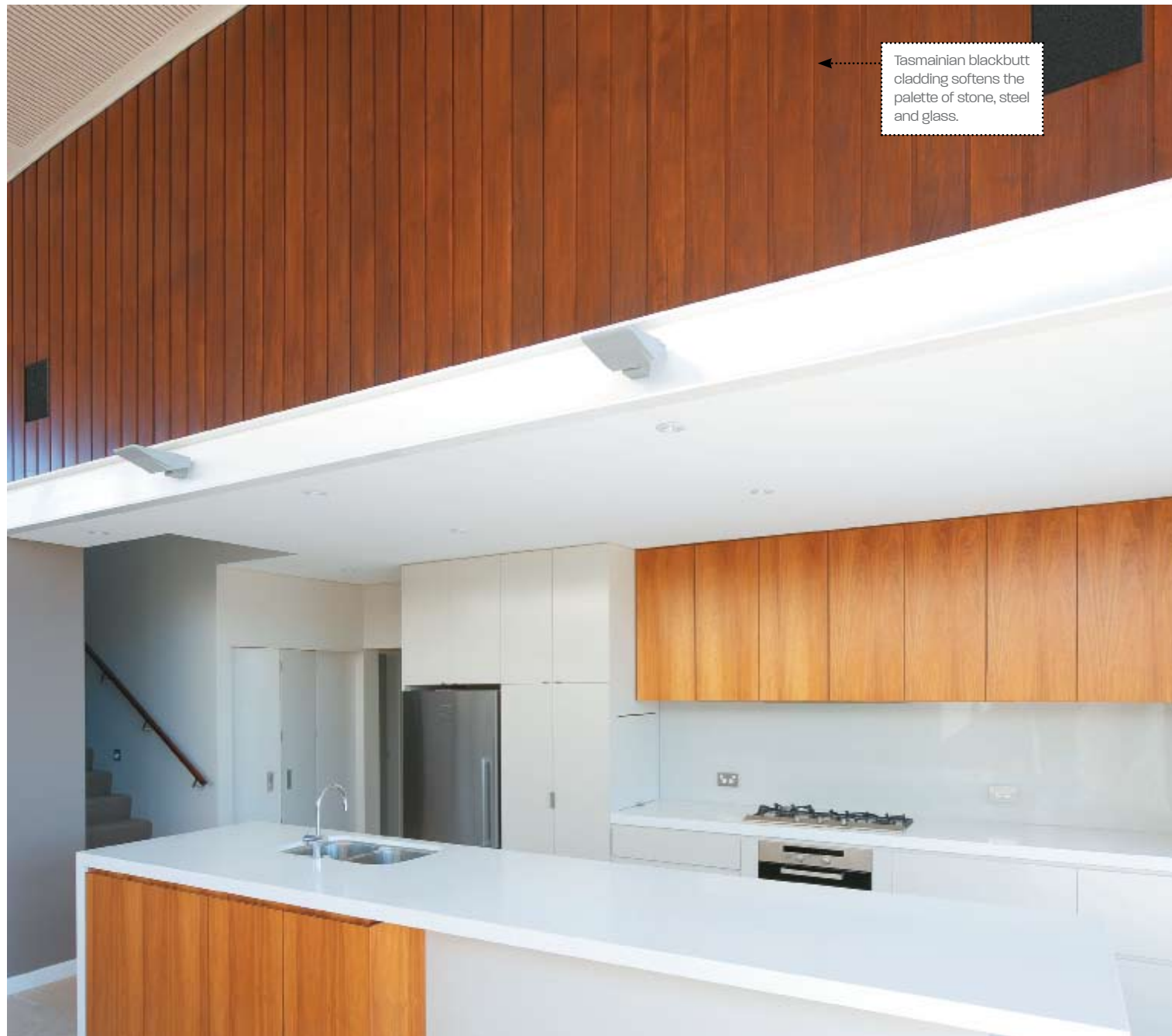
The brief given to Utz-Sanby Architects was to expand the existing house, create an open-plan living area and design a second storey for the main bedroom, two additional bedrooms and a family bathroom.

Using the original footprint of the building, the western side of the home was consolidated, creating a rumpus room at the front of the house, moving the laundry and bathroom into an existing bedroom and rear bedroom as well as making room for access to the upper floor.

The rest of the lower floor became a spacious open-plan living and kitchen area that opens onto a north-facing terrace with generous views of the surrounding native bush and Middle Harbour. The decision to place a double carport (not connected to the house) at street level enabled the existing driveway to be removed, giving extra space to the new, beautifully landscaped garden and pool. A south-facing courtyard also takes advantage of the invigorated garden and pool area.

The new floor was also joined to the west of the building, allowing a new curved roof to be placed over the living area and courtyard and enabling increased higher-level airflow and exposing the interior to prodigious amounts of natural light. A favourite design aspect is the seamless transition of the open-plan living area to indoor and outdoor spaces, running from the pool and garden through the courtyard and living room, finishing on the terrace.

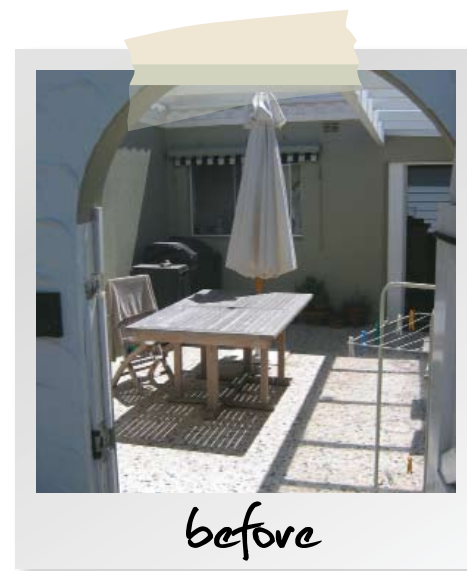
“The beautiful twisted angophoras of the adjoining Clive Park and filtered water views provide a very tranquil backdrop for the house,” says Kristin Utz. “The extended garden at the front of the house also provides privacy, colour and texture, which leads to a very open, expansive design for the new living area that links these spaces as well as providing a great outdoor space.”

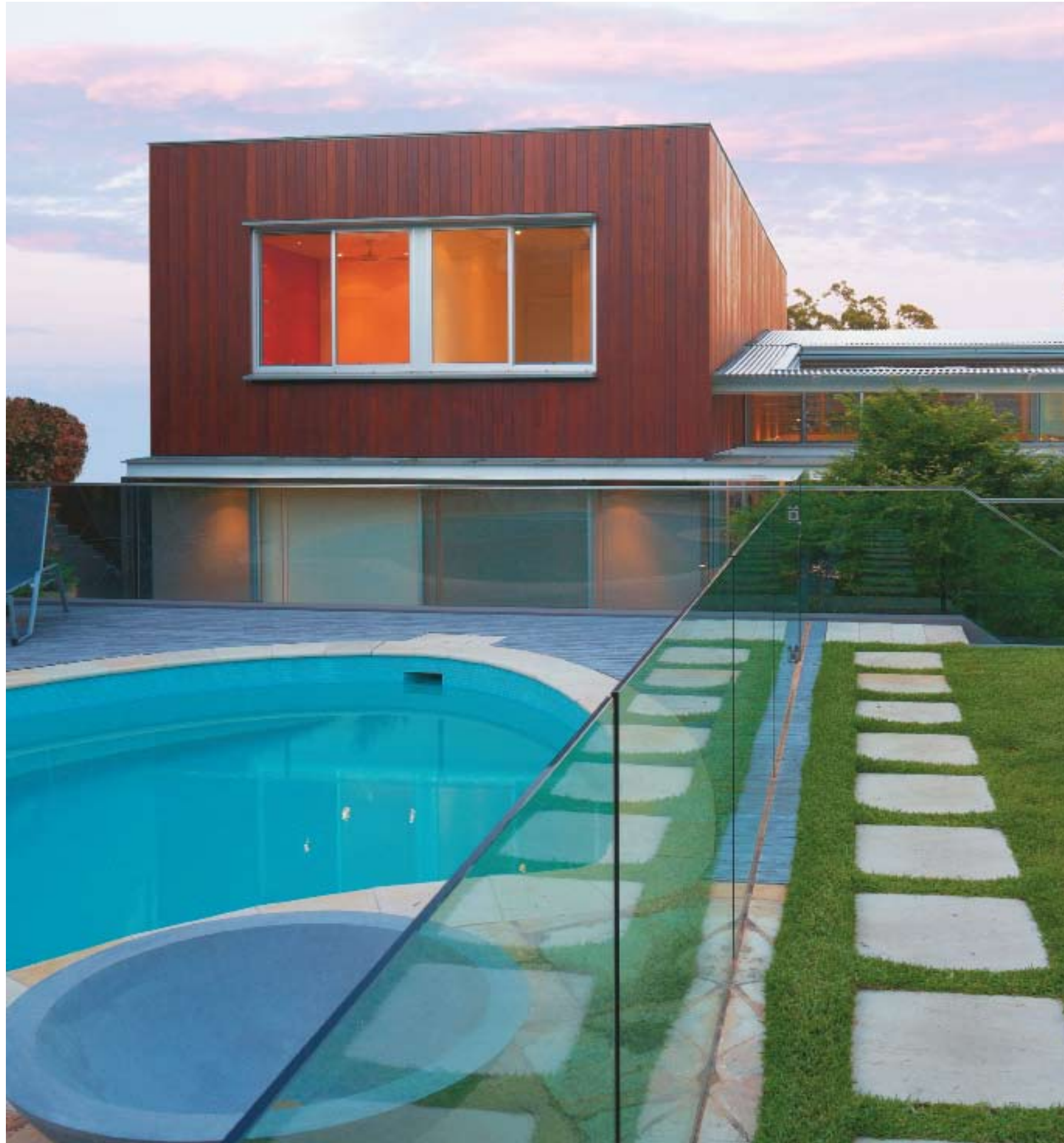


“The palette of stone floors, steel frame and glass has been softened by hardwood cladding used for the upper storey and Tasmanian blackwood joinery.”

“The front entry courtyard, which feels enclosed and protected but can also be opened up to the sky and the harbour views through the living room on one side and the garden and pool on the other, is the perfect outdoor room.”

The environment was taken into account while renovating, with decisions including high-level louvres and an abundance of glass, which allow cross-ventilation and the winter sun to penetrate deep into the interior. This also permits abundant natural light, making artificial sources unnecessary during daylight hours, while extended eaves protect the home from the summer sun. The thoughtful design features along with adequate insulation and water tanks all contribute to lessening the home's environmental impact.






“The palette of stone floors, steel frame and glass has been softened by hardwood cladding used for the upper storey and Tasmanian blackwood joinery,” says Kirsten. “The ceiling to the large curved roof is lined with acoustic plywood to absorb sound and reverberation. The plywood was limed for a soft and light finish.”

The renovation benefits from using the existing structure as a basis for the new design. Orientation on the site helped with the planning while the use of the existing structure kept the budget down, allowing the extensive landscaping and refurbishment of the pool that are integral to the overall feel of the property.

The balanced use of materials, removing the driveway to create a garden that provides privacy and natural texture along with the inspired design of seamlessly blending the inner and outer environments make this renovation a success.

“This is one of our best jobs and we had really wonderful, supportive and enthusiastic clients,” says Kristen. “The project was very enjoyable and the outcome is great. It took a leap of faith to have the carport not connected to the house, but the result has been a much bigger and more usable garden. I would say that the landscape design and refurbishment of the pool were integral to the overall success of this project and have added significant value and function to the property.” 



project particulars

UTZ-SANBY ARCHITECTS

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Email architects@utzsanby.com

Nominated architect Duncan Sanby

No. 6227

FLOORING

Kitchen, living, dining: 300mm x 600mm Graniti Fiandre in Pietra Di Borgogna vitrified tile

Bedrooms and stair: Cavalier Bremworth Pique carpet in Hearth

Outdoors: 300 x 600 Graniti Fiandre in Pietra Di Borgogna with honed finish

WALLS

Kitchen dining, living: Glass, plasterboard painted Dulux Sandy Day

External cladding: Taken through living area; 138mm

Blackbutt Expression. Expression Cladding by Woodform Architectural

Existing walls: Rendered masonry walls painted Dulux Crust

Garden retaining walls: Rendered and painted Dulux Brood

KITCHEN

Benchmark: Corian in Glacier White

Splashback: DecoGlaze® 6mm glass splashback in Yoghurt

Cabinetry: Tasmanian Blackwood veneer on MDF; two-pack spray-painted finish on MDF in Dulux Sandy Day

APPLIANCES

Cooktop: Highland Trinity three-burner gas

Oven: Miele wall oven H 4240 B

Steam oven: Miele DG 2661

Dishwasher: Miele G 2220 SCI

Sink: Oliveri Monet MO70U

Tap: Intamix Borma

Rangehood: Qasair twin motor UCH80-2B

Fridge: Fisher & Paykel E522BRFMD

BATHROOM FITTINGS

Vanity cabinetry: Two-pack spray-painted MDF colour Dulux in Sandy Day

Benchtops: Caesarstone in Osprey 3141

Floor: 300mm x 300mm vitrified tile

Walls: 600mm x 300mm white gloss rectified tile

SANITARY FIXTURES

Toilets: Caroma Leda wall-facing pan with concealed cistern

Vanity basin: Leda Vasque inset basin

Basin mixer: Park Basin Mixer Medium with 83mm extension

Shower rail: Relexa Exquisite shower rail set in chrome finish

Accessories: Dominus Finesse in chrome finish

LIGHTING

Indoors: Recessed downlights with silver trim; stainless-steel tilt with 50-watt lamps

Outdoors: Lumascape Pagoda in Satin Chrome, Lumascape Melia in Satin Chrome, Lumascape Cassia in Satin Chrome

WINDOWS AND DOORS

Natural anodised aluminium frames

OUTDOOR

Roof: Retractable canvas blind by Creative Canvas Pty Ltd

Landscape designer: Katherine Marden Landscape Design

Landscape contractor: Bates Landscape Services