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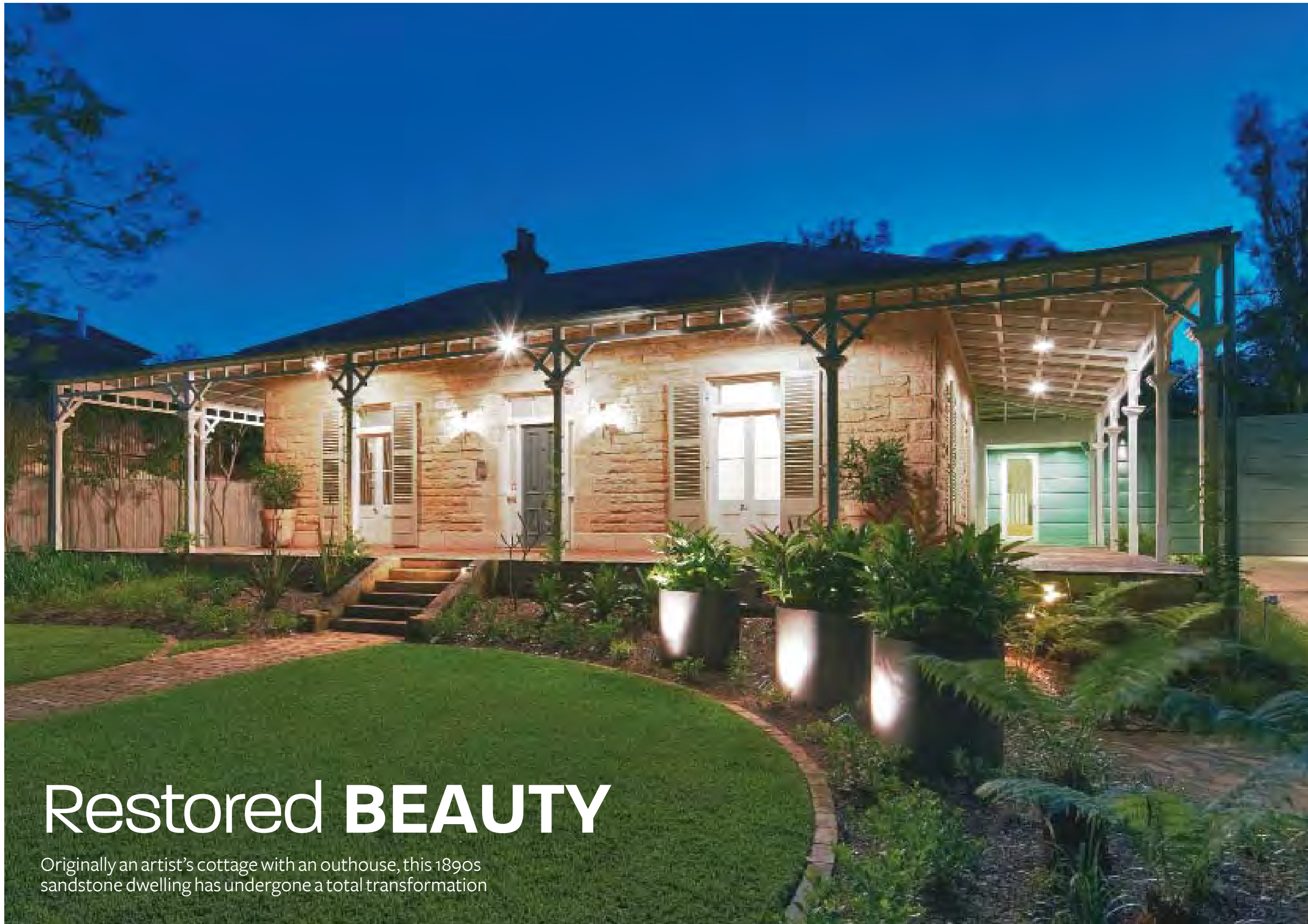
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# Restored BEAUTY

Originally an artist's cottage with an outhouse, this 1890s sandstone dwelling has undergone a total transformation

WORDS James Cleland PHOTOGRAPHY Marian Rlabic

This 1890s sandstone Victorian cottage has undergone many changes during its life. Originally a small cottage with an outhouse used as an artist's studio by an early Australian botanical illustrator, it was renovated during the 1980s and '90s. The new owners, Sarah and Mark, wanted to renovate the property to enhance the original beauty and spirit of this historical home, which had been tarnished by the clumsy and overbearing additions. They enlisted the expertise of Sydney-based architect firm Utz-Sanby.

When dealing with well-maintained historical buildings, one always has to consider its original context and surrounds as well as the style and emotion the structure evoked. Renovations must be well thought out so they complement the original structure and, if necessary, fix the older changes rather than smother them with new additions that can detract from the home's aesthetic and historical significance.

Previous extensions to the building came in the form of a billiard room extension to the rear of the home. This created a courtyard with a perimeter formed by the studio and aforementioned buildings that opened to a rear garden area. Along with these buildings, external and internal mock heritage additions had been



before





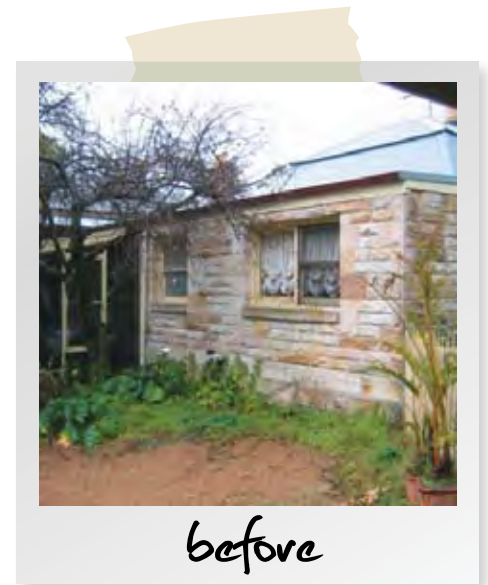
**Above and left**

The new living and dining rooms feature warm brushbox flooring and large sliding doors to allow ease of access and a connection to the courtyard and garden.

added — most notably a Mansard roof on the billiard room imitating the double Mansard roof found on the studio.

“The symmetry and simplicity of the original home in its garden setting and the solidity of the original sandstone cottage required a much more transparent and lightweight addition to complement by contrast and provide the much-needed light, ventilation and outlook that were essential to make the house work as a whole,” commented the architects.

The focus of the new renovation was to provide a new living and dining room, relocate the kitchen, provide a new ensuite, bathroom, laundry, guest water closet, garage and studio. One of the fundamental goals of the renovation was to use the former studio — which had been converted into two small bedrooms — in the best way possible. After much consideration, the decision was made to join two rooms into a large single space to accommodate the new kitchen. This new space created a centralised heart for



the household that reinvigorated the space with new purpose and opens up to the renewed courtyard.

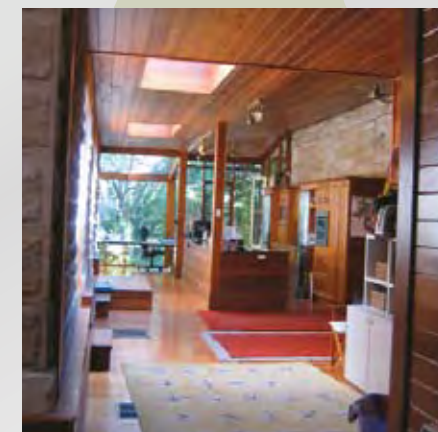
A previously added bathroom that blocked off one end of the wrap-around verandah was removed and the new studio now looks directly out to the garden. After much consideration, Sarah and Mark decided to remove the Mansard roof from the billiard room. A contemporary replacement was designed, which provided symmetry with the new living area on the opposite side of the courtyard and allowed the restored original double Mansard roof to stand proud.





**Above**  
 Located at the end of the central hallway, the kitchen is light and bright and retains the volume of the original studio.

**Right**  
 In the original part of the house the bedroom retains all the decorative features including high ceilings, French doors and ornate cornice.



*before*





**Left**

Sandstone walls were retained and restored in the main bathroom providing texture and a connection to the home's origins.

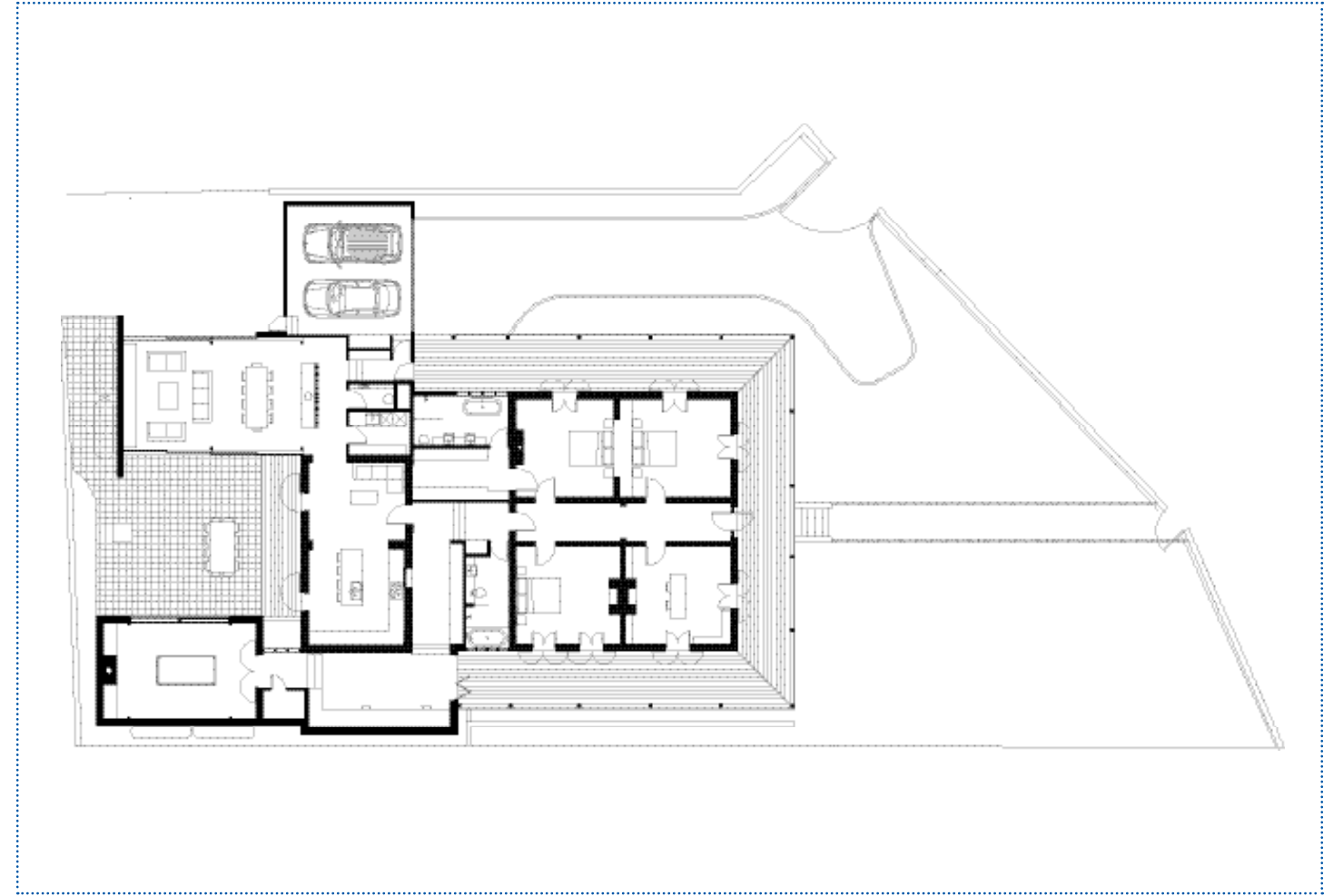
The inside of the original cottage was stripped back in some areas, removing the previous addition's dark wood panelling, wallpaper and inappropriate paint colours. The palette of the materials detailing the new additions is subtle and was used to enhance the original — these help to make a clear distinction between the old historical structures and the new while allowing much-needed light and ventilation. The new living area is light and contemporary, both contrasting and complementing the sandstone building.

"The kitchen is light and bright and retains the volume of the original studio," said architect Kristin Utz. "Its location at the end of the central hallway is perfect. The exposed sandstone walls of the two new bathrooms add texture, colour and beauty, and reinforce the connection with the original fabric of the house."

The garden has been extensively landscaped to provide a striking setting for the house. The organic elements and repetition of a circular motif provide contrast to the rigid formality of the original house and verandah. This is enhanced by the use of large circular planters and recycled brick paving and by the large pond situated at the rear of the house. The garden continues the symmetry of the original home while being contemporary in design, materials and selection of flora. The property also includes a large 11,800-litre rainwater tank for use in watering the extensive gardens, topping up the pond and flushing toilets.

"Sarah and Mark were fantastic clients," said Kristin. "Sarah was really involved with the project on a daily basis. It is lovely for all of us to think that the original studio, built for one of Australia's earliest landscape artists, is now home to another botanical enthusiast and professional illustrator of plants. Sarah's new studio looks down the verandah and out toward the garden, providing a very important link with the history of the home." **R**





### project particulars

**This project was designed by**

UTZ-SANBY ARCHITECTS  
 Level 1, 4 Young street,  
 Neutral Bay NSW 2089  
**Tel** (02) 9904 2515  
**Fax** (02) 9904 2626  
**Email** architects@utzsanby.com  
**Web** www.utzsanby.com  
**Nominated architect** Duncan Sanby  
 No. 6227

**This project was built by**

Hampstead Homes  
 BM Interiors

**Landscape designer** William Dangar  
 and Associates

**FLOORING**

**Kitchen, living, dining:** Brushbox  
 hardwood tongue-and-groove  
 strip flooring  
**Bedrooms:** Original floorboards  
**Outdoor:** Existing reconstituted stone tiles  
 were reused in courtyard

**WALLS**

**Kitchen, dining, living:** Glass,  
 plasterboard painted in Dulux Peplum  
**Garage external cladding:** Aluminium  
 Luxalon multi-panel façade  
**Existing walls:** Sandstone block

**KITCHEN**

**Fabrication:** Caravello Joinery  
 (02) 9715 7800  
**Benchtop:** Caesarstone in Snow  
**Splashback:** DecoGlaze 6mm  
 glass splashback  
**Cabinetry:** Two-pack spray-painted  
 finish on MDF in Dulux Peplum

**APPLIANCES**

**Cooktop:** Neff induction cooktop and  
 oven, Asko dishwasher, Oliveri Monet  
 MO70U sink, Intamix Borma tap, Miele  
 rangehood and Liebherr side-by-side  
 fridge/freezer

**BATHROOM FITTINGS**

**Cabinetry fabrication:** Caravello Joinery  
**Doors:** Two-pack spray-painted MDF in  
 Dulux Peplum

**Benchtops:** Caesarstone in Snow

**Floor:** 400mm x 400mm Casamood  
 Neutra Cemento from Di Lorenzo

**Walls:** 400mm x 400mm Casamood  
 Neutra Bianco from Di Lorenzo

**Sanitary fixtures:** Parisi Envy MK2 toilets  
 with concealed cistern from Reece

**Vanity basin:** White Stone HOX  
 from Reece

**Basin mixer:** Misu 1500 from Reece

**Bath:** Kaldewei Vaio from Reece

**Shower rail:** Hansgrohe Relaxa Exquisite  
 with chrome finish

**Accessories:** Misu from Reece, Esedra  
 Ciack mirror lights

**LIGHTING**

**Kitchen and dining:** Pendant lights  
 from Tokens of Living; T5 concealed  
 fluorescent battens

**WINDOWS AND DOORS**

**Frames:** Natural anodised aluminium  
 from A & G Constructions