

GRANDDESIGNS AUSTRALIA BUILDING GUIDE

ALL YOU NEED TO GET STARTED ON YOUR DREAM PROJECT



OLD MEETS NEW

This heritage home crafts its way into a new era in an effortlessly modern way

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This heritage reinvention sits in a prime beachside location and offers its homeowners a spectacular reinvention of a beach house.

The original home was not providing for this family of five with their teenage children and dog. It was too small, not contemporary, large, or open-plan enough to satisfy their needs for a weekend and holiday home. The homeowners also wanted to include a pool and a green roof in the new design.

While the homeowners were open to the idea of adapting the original heritage property to suit their needs, they also wanted to ensure that the heritage nature of the design did not dictate the design of the new home. "The original house was built around 1915 in the Arts and Crafts style and is a listed heritage item," explains Duncan Sanby of Utz Sanby, the architects behind this extensive design. "The sandstone and weatherboard beach house is sited towards the rear of the block, with extensive views over the beach and out over the Pacific and is of local significance."

The homeowners embarked on creating a new five-bedroom home with an open-plan living, dining and kitchen area with two corner verandahs, a fireplace and rear entertaining courtyard, complete with swimming pool and green roof.

"The inspiration for the design," Duncan explains, "was largely to do with the green roof and the need to provide a garden in front of the existing house. We were inspired by a project we had seen in Sydney's Paddington by Andrew Nolan, completed over 10 years ago which also provided additional accommodation under a garden roof as well as the pared back minimalism of the modernist architecture of the 50s and 60s. The detailing of this home is deliberately minimal and contemporary so as not to compete with the existing house, however it is generous and open and affords maximum access to the pool terrace, views to the beach and cross ventilation. The idea is for the garden to take over and for the architecture to disappear. From the water, this level of the house is almost invisible."



The home's most obvious challenge was working around its heritage nature. Of utmost importance was finding a way of working with the old abode that didn't jeopardise its integrity, but instead found ways to integrate old with new to create a functional modern abode. But also, "The siting of the original home towards the back of the block with a steep cliff at the rear forced us to use the front of the block for new additions," Duncan says. "The challenge was how to make these subservient. We felt by digging into the site and using a green roof over the new accommodation we could maintain the garden setting at the front of the sandstone and timber cottage."

Other important considerations in the build included features such as the bay window, sandstone chimneys and corner verandahs, which needed to be approached carefully through restoration and reinstatement. And the sandstone fireplaces, timber windows and terracotta roof tiles were restored and replaced to match the original features.

In the interior of the home, the timber panelling and battened ceilings also needed to be restored and reinstated to fit within the home's new chapter. These elements were integral to linking the new spaces in the build together, helping to provide a contemporary space fit for entertaining and functional beachside living.

"In both the new and original parts of the house, the palette of materials has been kept neutral," Duncan says.

"The natural colours of the sandstone, timber floors as well as the view to the ocean, provide the colour, texture and warmth. We wanted to rejuvenate the original beach house and be authentic with the choice of colours and materials. A lot of work was done to restore and clean the stonework, weatherboards, internal panelling and the original windows and doors. The client worked closely with interior decorator Belinda Dowsett to select tiles, furniture, fabrics and décor."

In terms of environmental credentials, the home includes a 12,000-litre storage tank that sits behind the original abode. There are also various ventilation systems throughout the space helping to maintain temperature throughout the differing seasons.

"Probably the most innovative aspect of the design is the green roof," explains Duncan, "which has a soil depth of 300mm — due to planning conditions imposed by council — and is in a very exposed and salt-laden environment. The selection of plants and irrigation system are key to its success and on-going maintenance. The tanks provide ample water for this as well as flushing toilets, washing machines and pool top-up."

When asked what Duncan's favourite part of the designed space is, he explains, "The newly restored sandstone of the original house with the combination of original windows and a new glazed entrance set against the garden of the green roof is the perfect blend of old



and new." But the home has further treats to reveal. "The four Perspex cubes set into this terrace have LED lights that change colour from red, green, blue and white. During the day they are skylights to the hall below and at night they are light sculptures which add a bit of bling to the space at night and the experience of arrival."

What these homeowners are left with is a home of magnificent proportions and exciting innovations, which enable the space to be used effortlessly for entertaining and enjoying. A true home away from home. 🏡

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LANDSCAPE CONTRACTOR Andreasens Green
PLANNER Merson Pty Ltd

SUPPLIERS

Furniture & décor BM Interiors
Air conditioning Atlantic Breeze
Pool Premier Pools
Doors & windows A & G Constructions
Recycled timber floors Australian Architectural Hardwoods
External blinds Maxim Louvres

