

URBAN SOPHISTICATION

Two very different city renovations show how, with the right planning and design, modern additions can complement traditionally built homes.

WHAT'S HOT
IN CITY RENOVATIONS



WORK, REST AND PLAY

Increasing the floor space of a home by 40% to accommodate an artist's studio and gallery, while reducing current energy consumption by two-thirds sounds like a big ask.

Add to that materials that provide a 50-year building life with minimal maintenance, and you'd expect to get a big bill at the end. But completed on a tight budget of just \$1,500 per square metre, this renovation proves that with the right materials and passive solar design, more space and sustainable living doesn't need to cost the earth.

"HardiFlex® was used on the walls with a light paint colour (the lighter the colour, the greater reflectivity) while the roof is [Stramit] Speed Deck® in Zincalume® steel - a metallic reflective finish," says breathe architecture designer Brandon Hng. He says for maximum internal comfort, and reduced energy bills, the lightweight-clad, timber framed exterior was insulated. Both the wall and

roof sheeting were chosen to dissipate heat more quickly by reflecting the sun's rays.

"All external timber used is hardwood sourced locally from timber salvage yards," says Hng. "Where possible, all demolished timber was carefully removed, milled and re-used in new works. All brickwork used was reclaimed from demolition work and/or recycled."

Affectionately coined Doll House, the living areas are positioned for maximum northern exposure and the concrete slab collects the northern winter sun and radiates thermal heat throughout the living space.

There is also a gas-boosted solar hot water system and rainwater tanks that supply water for the toilet and washing machine.

The simple lines, white walls and wide open space of the new gallery allow it to show off the artist's work, while the living space with an oversized window that opens right out blurs the line between the indoors and outdoors.



FIND OUT MORE

about this project in the Greenovating episode of myLOOKHOMETv at www.lookhome.com.au/tv.html

- 1 Simple materials used well – mix and match new and old finishes for a contrasting look.
- 2 An overhanging upstairs built out of lightweight materials saves ground space and creates shade.
- 3 Solar hot water and power with good insulation and double glazing keeps energy consumption down.
- 4 Swimming pools and gardens can be linked to rainwater or greywater tanks.



WHAT LIES WITHIN

As you enter this house with its old-style brickwork facade and Federation features, you would never expect the completely modern and contrasting renovation that has taken place at the back.

Called 'Trojan House', designer Joachim Holland explains that the theme is reflected in the idea of an enveloping skin, a built form which contains the unexpected.

Referencing the Greek story of the Trojan War, the structure is like

the wooden horse the Greeks gave the Trojans with an unexpected surprise inside.

In this case, the surprise is the way the structure extends out over the backyard without taking up valuable ground space, while also serving to shade the rooms below. The overhanging structure still leaves plenty of room for a large swimming pool surrounded by grass.

The extension houses the kids' bedrooms, a bathroom upstairs

and living space downstairs. A huge window in the living area looks out to the pool, linking the two and allowing parents to watch children swim.

"The addition is wrapped in a seamless timber waterproof screen, which acts like a Gore-tex® jacket for the building by shading the house in summer and partially insulating the house in winter," says Holland.

"The first layer is a cost-efficient HardiFlex® fibre cement sheet wall, followed by vertical hardwood

battens, topped off by the exterior horizontal planks of spotted gum that you can see."

The lightweight structure allows for windows arranged in an abstract way, disguised with wooden shutters. Sustainably harvested timber has been used throughout and 11,000 litres of storage provides water for the pool and garden. A greywater system irrigates the garden while the pool is heated with solar power. ☀

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