

HOUSES

HOUSES ISSUE 22 2000 \$A10.94 (\$NZ 13.50 incl. GST)

**ED LIPPMANN
IN PROFILE**

HOUSES & APARTMENTS

BLIGH VOLLER NIELD
BANDY
CANDALEPAS
JPR
KENNEDY
MELOCCO AND MOORE
NATION FENDER KATSALIDIS
PRITCHARD
RIJAVEC
SWANEY DRAPER
TROPPO
WOOD / MARSH



FLOORING, PAVING, KITCHEN ZONES



LOCATED IN ONE OF SYDNEY'S STRICTEST CONSERVATION ZONES THIS DWELLING WEARS A MANDATORY FEDERATION EXPRESSION. BUT BEHIND ITS FINE HERITAGE FACADE, AN INNOVATIVE EXTENSION BY KENNEDY ASSOCIATES ARCHITECTS USHERS IN A NEW ERA.

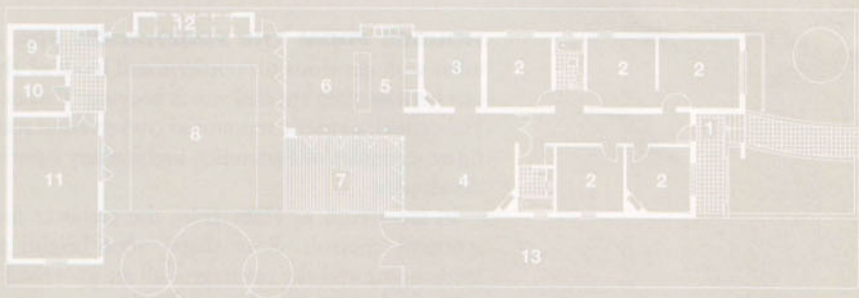
federation redefined



HOUSES FROM THE FEDERATION ERA ARE typically sturdy brick villas with generous proportions and loads of character, and for the sake of our heritage they are well worth keeping. This example is located in Sydney's Haberfield, a strictly monitored conservation zone where some of Australia's finest examples of Federation architecture have been spared the exertions of developers.

In areas such as Haberfield, the architect must work within a series of stringent controls. Roof shape, roof height, external materials, colours, landscaping and site coverage – all are governed by strict rules.

Kennedy Associates have skillfully manoeuvred within these constraints to create a light, open environment for living and working. The house, as found, was a maze of rooms and corridors divided into two dwellings with no



- 1 Entry
- 2 Bedroom
- 3 Study
- 4 Living
- 5 Kitchen
- 6 Dining
- 7 Deck
- 8 Courtyard
- 9 Cellar
- 10 Store
- 11 Studio
- 12 Pergola
- 13 Driveway



garden. The clients wanted this tangled clutter returned to a single unit. They envisaged a light-filled, contemporary house with garden, entertaining areas, and studies for both owners – one of whom also required a sculpture studio.

The new design follows the bones of the existing building – the roof line, materials and proportions are all emulated – but the spatial configuration is entirely new. The muddled accumulation of cellular rooms has been transformed into a simple sequence of spaces hanging off a subtly defined central spine. The Federation front remains unchanged, but the house now opens progressively as one moves along the spine, through the new living areas, onto the deck, and then into the garden court. The brick studio, located in the old stable on the far side of the garden, acts as a mass wall, ending the sequence, and containing the garden space. The garden rotates the primary axis, focussing on a Jacaranda tree, with views to the east, beyond.

The entire site operates as a carefully planned whole, with the garden and deck articulated as outdoor rooms. The living and dining areas open up to these spaces via a bank of fully glazed, timber doors. The deck cuts into the body of the house allowing a fluid transition between inside and outside. Indeed, the house almost dissolves into the garden court, yet the geometries remain precise and the spaces are clearly defined. On its western edge a brick wall and pergola enclose the garden, and connect the studio with the main house and deck. Centred within these concentric layers of building, pergola and pavers is a precise grass square – the garden proper.

The additions and alterations are simple and crisp. The rear elevation deftly reinterprets the Federation style in a newer, cleaner, language. The pergola contains the deck within the framework of the house, while the roof structure projects into the garden. These same lines are pulled into the interior via the timber trusses of the kitchen and dining areas. At one end, the trusses rest on freestanding recycled blackbutt posts, independent of the glazed wall. The skeletal structure remains distinct.

The architects are justifiably proud of the Council's heritage consultant's praise of this design as an "effortless integration of old and new, without any recourse to imitation or pastiche". **JC**

ARCHITECT
Kennedy Associates
Architects

Email: mail@
kennedyassociates.com.au

PRACTICE PROFILE
Sydney based practice with a wide range of projects, including residential, commercial and health facilities. Residential work includes alterations, additions, new homes and multi unit developments.

BUILDER
Sarc Construction Pty Ltd

CONSULTANTS
Engineer Benvenuti Structural
Consultants
Interiors Kennedy Associates

PRODUCTS
Roofing Wunderlich terracotta tiles; Custom Orb Colorbond
External walls Painted plasterboard; painted timber trusses
Internal walls Painted brickwork; plasterboard; render
Windows Western red cedar painted in Dulux Weathershield 'Charcoal'
Doors Western red cedar painted in Dulux Weathershield 'Charcoal'; ADH door hardware
Flooring Existing timber floor; kauri pine on new concrete slab
Lighting Living room – Pluto grande, ECC; dining room – Garda, Lamporama and 250 mm oyster lights
Kitchen Olivieri sink; Smeg cooktop, oven and rangehood; Bosch dishwasher
Bathroom Tiles – Classic Ceramic; polished Bahrain vitrified porcelain benchtop; Fowler basin; Caroma Royale toilet suite
Heating Echo A/C gas central heating
External elements Sandstone pavers; hardwood decking; brick steps
Other Bathroom cabinets by Swifline Joinery & HB Joinery; kitchen cabinets by HB Joinery

TIME SCHEDULE
Design, approval 11 months
Construction 6 months

PHOTOGRAPHY
Brett Boardman

PREVIOUS PAGES, LEFT: Looking across the garden court to the new living areas. **RIGHT:** The deck cuts into the body of the house. **OPPOSITE PAGE:** Large banks of doors open to the deck and garden court from the dining room. **THIS PAGE:** The spatial sequence from the kitchen, through the dining room and garden court, to the studio.