

BEST OF BOTH WORLDS

An inner-city Sydney renovation preserves a Victorian-period terrace's beauty and boom-era grandeur while remedying its deficiencies by introducing light, air and stunning views.

WORDS JUDY FRIEDLANDER **PHOTOGRAPHY** SUE STUBBS

➔ The rear doors and feature windows at the eastern end of the house maximise views and amenity while employing a pergola (over which will be grown a deciduous vine) and external blinds to minimise unwelcome summer sun.



IT’S A SIGN OF A GOOD RENOVATION

of an old period terrace when it brings out the very best of the original heritage features while providing present-day panache.

Thanks to architect Caroline Pidcock, this little terrace in Sydney’s inner western suburb of Glebe is now showcasing its boom-period Victoriana through a 21st century lens.

Says Pidcock: “While the house is not heritage listed, it contributes to the area.

“We aimed to retain the best of what is there in the public realm, while ensuring the new work is well designed so it contributes positively to the heritage of the future.”

In the front half of the house, two original fireplaces framed by crisp white walls, high ceilings, plaster cornices and ceiling roses seem to invite the visitor or lucky inhabitant to repose with a good book and a glass of wine.

Step into the renovated addition in the back half of the house and the style is contemporary with a nod to period detail. The rear of the house has been connected to the backyard via an open family room and deck extending from the kitchen. In the kitchen, a north-facing period-style stained glass window throws coloured rays across the floor. More light emanates through the rear doors and highlight windows that open onto the deck.

There are external blinds to east-facing windows and a pergola which will provide a frame for a deciduous vine over the deck to protect the eastern doors.

Owner Christine Asmar is thrilled by the renovation, which has allowed her and partner Tom Angelo to “live in the treescape”.

The outlook behind the property is very inner-western Sydney, with gum trees, tin roofs, laneways, sandstone walls and windows into other lives providing a rich, living landscape.

“Previously, we could only see this lovely treescape through a narrow opening in the kitchen,” says Asmar. “Now, the whole living area has been opened up so that the outlook has come to us.”



➔ Light cascades down the central stairwell from an overhead double-glazed skylight. Note abundant cupboard space under the stairs.



⤵ The downstairs toilet/laundry, coming in at a mere 3.78m², defies its dimensions with a large mirror and white, light-reflecting surfaces. It has taps for a tight fit: Bastow Georgian basin mixer twinner with an Ostar 9045 wall-mounted basin. Mixers with separate hot and cold taps are more energy-efficient than single levers, which tend to be left in the middle position.



Original fireplace surrounds combine with timber furniture to retain a period aesthetic, while an east-facing operable Breezeway louvred window opening into the central lightwell controls light and ventilation, blending period form with contemporary function.

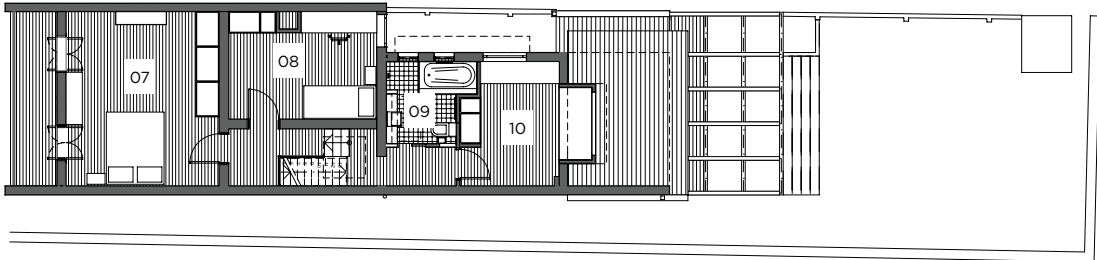


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GROUND FLOOR PLAN

- 01 Dining
- 02 Lounge
- 03 Toilet-Laundry
- 04 Kitchen
- 05 Family room
- 06 Deck
- 07 Main Bedroom
- 08 Guest Bedroom
- 09 Ensuite
- 10 Bedroom



FIRST FLOOR PLAN

The upstairs living quarters incorporate three bedrooms, with the third rear bedroom containing a windowed sitting nook overlooking the backyard. The adjacent bathroom, like the one downstairs, has opaque north-facing glazing for privacy and light.

Extra light was brought into the house via a large double-glazed skylight in the stairway. This can be opened on summer nights to permit stack ventilation. Openable, high level-windows above the rear doors on the downstairs deck also provide ventilation, as well as additional light and views of the treescape.

Heritage values, environmental concerns and the desire to create lighter, more open spaces were key drivers in the renovation.

“The general layout and quality of the rooms and the masonry walls and timber floors were retained to ensure the character of the house was not compromised,” says Pidcock.

“The main environmental requests were for better insulation and air flow, water saving measures, more natural light and low VOC finishes in respect to paint, floor finish and cupboards,” she says.

“The last renovation was done by a builder who threw all the rubbish under the front floors. This was pretty disastrous from an airflow and general pollution sense and it all had to be cleaned out before doing anything.” The house now boasts subfloor as well as roof space ventilation.

A 4300 litre bladder tank under the

deck provides water for toilets, washing machine and the garden. Compact fluorescent and LED lights have been used throughout the house.

Every bit of available space is used, with the family room wall and the alcove under the stairs both incorporating shelving.

The result is a house that sits comfortably in its environment, in every sense of the word. For Christine and Tom, the best part is being reunited with their immediate surrounds.

Glebe Residence

Designer

PIDCOCK Architecture
+ Sustainability

Website

www.pidcock.com.au

Builder

Bachalani Constructions

Project type

Alterations and additions

Project location

Glebe, Sydney, NSW

Cost

\$320,000

Lighting

Compact fluorescents and LEDs throughout

Paints, finishes & floor coverings

– Recycled blackbutt flooring from the Woodage to ground floor

www.thewoodage.com.au

– Synteko timber finishes

www.synteko.com.au

– Haymes Natures Palette paints internally

www.haymespaint.com.au

Other ESD features

– Reuse of existing bricks where possible

– Requirement for builder to recycle where possible

– Envirofan solar-powered dual fan subfloor ventilation

www.envirofan.net.au

– Edmonds Supavent Turbine Ventilator to roof space

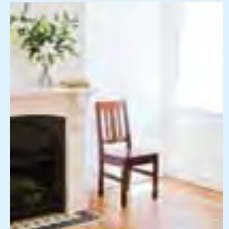
www.edmonds.com.au

SUSTAINABLE PRODUCTS

WALL LININGS

Powerscape Health wall linings for all internal walls. These wall linings are resistant to fire, impact, water, mould and sound transmission and are certified by Good Environmental Choice Australia. They use at least 95% recycled content.

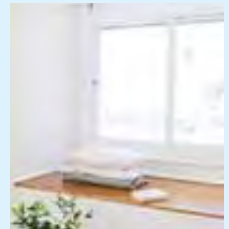
www.powerscape.com.au/health.asp



WINDOW INSULATION

Magnetite magnetic window insulation has been used in the first floor windows and doors for noise and thermal insulation. Magnetite is a retrofit double glazing system. It involves the addition of acrylic glazing to the existing glazing using an air tight magnetic seal. Its makers say that independent testing shows Magnetite can reduce noise by up to 70% and increase energy efficiency by up to 80%.

www.magnetite.com.au



SUSTAINABLE FEATURES

Hot water

250L Hills Solar evacuated tube hot water system with gas booster

Water saving

– 4300L Ecosac bladder tank under deck for toilets, washing machine and landscape. www.ecosac.com.au

– Caroma's Leda 2000 Smartflush universal toilet suite

Passive heating & cooling

- North facing windows to new living area and kitchen
- High-level windows and louvre windows for ventilation
- External blinds to east-facing windows
- Pergola for planting with deciduous vine over eastern deck, protecting eastern doors
- Properly detailed insulation using Proctor breathable membranes to ensure no condensation issues; Fletcher Insulco polyester insulation for walls and ceilings; Dow TUFF-R insulation boards to double brick walls

Active heating & cooling

Ceiling fans to bedrooms

Building materials

– FSC hardwood decking from the Woodage

www.thewoodage.com.au

– Alpine Premium EO-MR (low formaldehyde, water resistant) MDF wood panels used throughout

www.alpinemdf.com.au

Windows & glazing

- FSC certified Kamarere (*Eucalyptus deglupta*; PNG plantation hardwood) timber-framed windows and doors
- High level louvres to encourage good cross ventilation
- Velux electric operable skylight with high performance glazing and electric venetian blinds