

THE Daily Telegraph SATURDAY
home

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Behind the scenes

The surprising makeover of a tiny sandstone cottage **12**

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Renovate

The brief

To breathe new life into an 1870s Paddington cottage with the addition of an extended living area, bedroom, bathroom and improved access to the outdoor courtyard.



BUILDER

Charlie Cauchi and George Ostavich
Australian National Builders, anb.net.au

ARCHITECT

Aaron Leeman-Smith and
Robyn Bruins Order Architects,
orderarchitects.com

THE SOURCE

Bi-fold doors and frameless glass doors Lotus Folding Walls & Doors, lotusdoors.com.au
External blinds Motorised venetian blinds, Sunlite Australia, sunlite.com.au
Roofing Brownbuilt 305 in Woodland Grey Colorbond from Lysaght, lysaght.com
Stairs Spotted gum timber, Rossmore Carpentry, rossmorecarpentry.com.au
Windows Aluminium clear anodised windows, Airlite Windows, airlite.com.au



This is an entrant in the **Renovation & Additions, \$200,000-\$600,000 category**, of the **HIA-CSR Housing and Kitchen & Bathroom 2014 Awards**. Look out for more entries in the coming weeks.



Rebirth of a classic cottage

Old and new blend seamlessly in this Paddington home, writes **Chelsea Clark**

The streets of Sydney's oldest suburbs are lined with homes that respectfully combine the old and new.

In Paddington, historic sandstone facades dating from the mid-1800s conceal modern renovation projects, many retaining several of the home's original features and uniting them with modern fixtures, fittings and furniture to inject new life to some of our oldest dwellings.

It was this exact ethos that led the renovation of this small north-facing 1870s cottage in Paddington by Australian National Builders' Charlie Cauchi and George Ostavich.

With a design by Aaron Leeman-Smith and Robyn Bruins from Surry Hills-based Order Architects, the renovation included the extension of the existing ground-floor living space and the addition of a second-storey to part of the home comprising a main bedroom and bathroom, all clad in ribbed-metal sheeting.

A living history

The existing cottage was constructed in the 1870s but the site dates further back and was part of the 1867 Moore Park subdivision near Oxford St. The original dwelling consisted of just two rooms with an adjacent annex used as a butcher shop, and later a grocer.

With a unique 17m frontage, the cottage features distinctive Victorian features such as decorative fretwork bargeboards, a narrow veranda and a symmetrical facade with windows either side of a central door.

"The property sits on a really unique, elongated corner block of 100sq m where the house is positioned sideways rather than on the usual long, narrow terrace house you commonly see in Paddington," explains Charlie.



A 1960s renovation saw the addition of a kitchen and outbuildings, but the home remained dark with small rooms and windows and no direct access to the outdoor courtyard.

Another more-recent renovation updated the kitchen, so Charlie set about modernising the existing annex with a larger living space and the addition of a second storey.

"We extended the living area by knocking down an old wall so the space went right through to the courtyard which also connects to the kitchen. This opened up the entire rear of the home," he explains.

"The new addition has also been slightly set back to allow the original portion of the annex to remain the focus at street level."

Modern touches

Rather than mimic the original sandstone, the addition to the home's annex is clad with ribbed-metal sheeting with horizontal louvres at the front — giving the existing facade a distinctly more contemporary twist.

At the rear, the cladding is partially obscured by a large frangipani tree which has been on the property for more than 50 years.



A larger living area was created by knocking down an old wall, while new windows flooded the room with light.



Alfresco living
A large frangipani tree — thought to be more than 50 years old — forms the centrepiece of the small courtyard which joins the kitchen with the new living room. A red feature wall adds a hit of colour to the space and conceals the barbecue.



“We wanted the addition to stand out, but at the same time we didn’t want it to overtake the whole look of the house,” says Charlie.

The fully adjustable louvres operate as external venetian blinds to the new master bedroom allowing the northern sun to be controlled and provide shade to the glazed frameless-glass windows.

siting the bedroom at the front of the addition was purposeful and Charlie describes its position as a “lantern or lighthouse” sitting above the existing annex structure.

Another important design aspect was the flat roof on the second storey to the annex, which sits comfortably alongside the high-pitched roof of the original cottage.

“The flat roof form was configured to address the scale of the street and the veranda element of the existing cottage,” explains Charlie.

In the living room, the history of the property is on full display with a remnant of an old sandstone wall exposed and worked into the design of the floor space.

“The sandstone is inlaid with the new timber flooring and provides an outline of the original footing of the home.”

Let there be light

Downstairs, the focus was on creating room in the home’s living area and increasing the amount of natural light let in through the small courtyard.

“We installed these beautiful frameless-glass bi-fold doors which open up the whole area, creating a seamless flow between the living area and the courtyard,” says Charlie.

A concrete step leads down to the courtyard from the new living space where another portion of original sandstone can be found.

The courtyard also connects to the existing kitchen through a large sliding timber door meaning the entire rear of the house can now be fully open to the courtyard area.

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Pictures Michael Anderson, Paramount Studios



Glass bifold doors extend the living space into the courtyard beyond.

