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# home

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The connectivity of the home's spaces can be easily seen from the vantage point of the rear courtyard

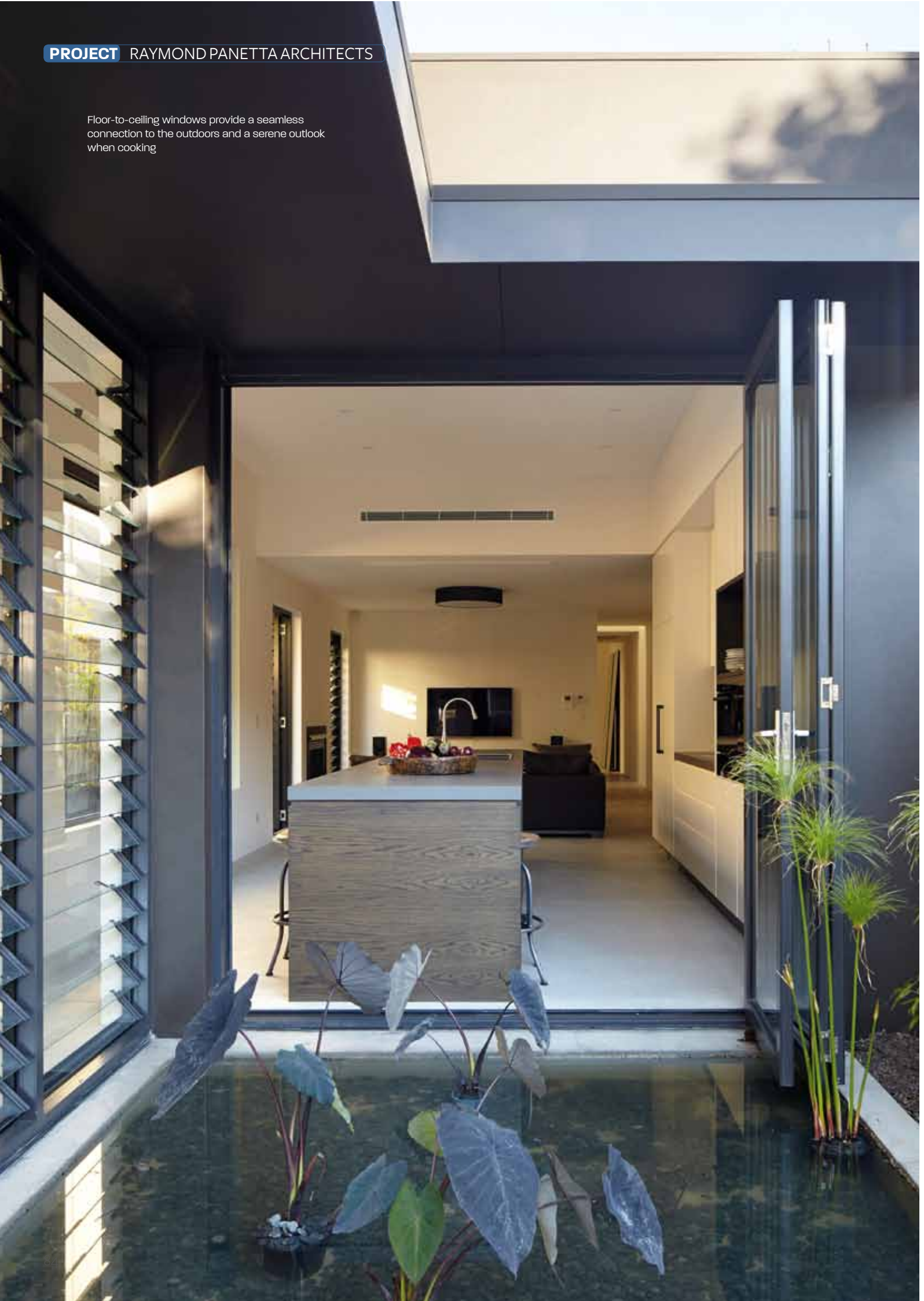
# INTELLIGENT DESIGN

Starting life as a modest semi-detached two-bedroom home, this residence in Sydney's North Bondi has undergone a complete revitalisation



**PROJECT** RAYMOND PANETTA ARCHITECTS

Floor-to-ceiling windows provide a seamless connection to the outdoors and a serene outlook when cooking





**Left** Another courtyard adjacent to the kitchen provides plenty of exterior seating and entertaining options

**Below** The view from the kitchen bench establishes a strong relationship with the exterior environment



**Words** James Cleland **Photography** Conor Quinn

While retaining its street-facing facade, a new and ambitious addition has completely reinvented the visual style and overall feel of this home.

Raymond Panetta Architects entered this project with a brief calling for the creation of additional spaces to accommodate a new living and entertaining area and increasing the amount of natural light entering the residence. The project also focused on creating a functional home that uses innovation and intellectual design, which add a unique touch to the building.

Retention of the street facade and two bedrooms created a foundation from which to grow the new addition. The rest of the original home was removed entirely, making way for the new forms of the extended space. In place of the single-storey rear section of the old home, new spaces were built that encompass single-storey and double-height volumes, as well as a two-storey addition situated at the rear.

Reconfiguration of the home's dimensions allowed for the creation of a new side entrance that gives access to the home's entry foyer, welcoming visitors inside the property. The foyer also creates a physical connection between the old and new sections and allows the flow of internal spaces to remain consistent.

The interlocking geometric design of the new section serves as a solution to creating simple connections between the spaces. This connectivity extends to the old garage building, which was transformed into a contemporary dining space.



Clean lines and a bold yet simple colour scheme dominate the internal and external volumes, influenced by the materials selected for use in the home









With abundant natural light, the living room is the perfect place to sit and relax all year round



The home represents a beautiful space, with a form made up of a collection of individually designed elements, which have come together to create a harmonious whole





**Above** Allowing complete privacy, the bedroom suite can be closed off with a large sliding door

**Right** This contemporary bathroom ticks all the boxes for modern aesthetics and amenities

The materials used in the formation of the new spaces exude a sleek and contemporary visual ideal. Clean lines and a bold yet simple colour scheme dominate the internal and external volumes, influenced by the materials selected for use in the home. Pale grey concrete flooring leads the interior and adds an ever-so-slight industrial feel. Together with the clean white colour scheme found on the walls and ceiling, this creates a contemporary aesthetic. In addition, commercial-grade aluminium framing was used for all of the external windows. While some can find this style to be cold or sterile, the injection of natural timbers into details such as furniture and joinery adds warmth and offsets the ultra-minimal aesthetic.

Addressing the issue of creating a building that draws in as much natural light as possible drove the design team to create spaces that utilise large banks of louvre windows. In conjunction with floor-to-ceiling sliding doors and windows, these create an intimate connection with the carefully manicured outer gardens and allow sunlight to penetrate deep into the heart of the internal spaces. A secondary effect of this is the creation of spaces that feel like outside living areas, especially important for enjoying the warmer months of the year. When under the threat of inclement weather, glazed windows and external venetian blinds ensure the home remains comfortable.

Built by Mardini Constructions, the home represents a beautiful space with a form made up of a collection of individually designed elements, which have come together to create a harmonious whole. **R**



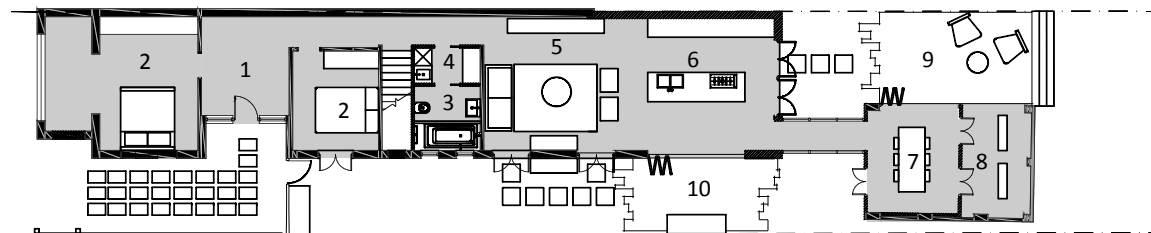




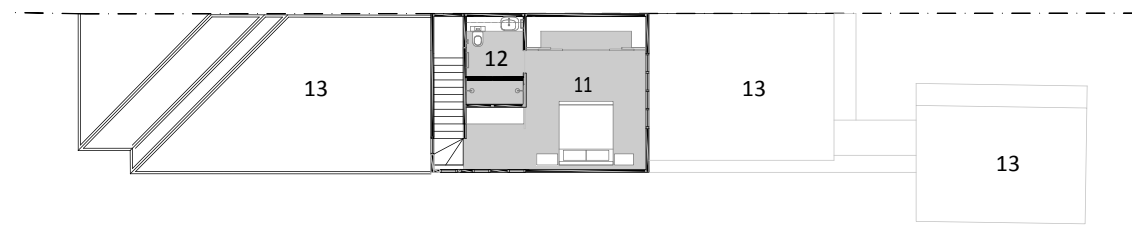
The large mirrors in the main foyer create the illusion of increased space

## LEGEND

- 1 Entry
- 2 Bedroom
- 3 Bathroom
- 4 Laundry
- 5 Lounge room
- 6 Kitchen
- 7 Dining room
- 8 Entertaining
- 9 Verandah
- 10 BBQ
- 11 Master bedroom
- 12 Ensuite
- 13 Roof



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## Project particulars

This project was designed by  
**Raymond Panetta Architects**  
 Suite 2, 11 Fred Street, Lilyfield NSW 2040  
**Tel** 02 9810 4239  
**Email** studio@raymondpanetta.com.au  
**Web** raymondpanetta.com.au

This project was built by  
**Mardini Constructions**  
**Tel** 02 9568 3201  
**Licence Number** 168676C

### FLOORING

**Kitchen** Concrete  
**Dining** Concrete  
**Living** Concrete  
**Bedroom** Marble  
**Stair** Concrete  
**Outdoor** Recycled timber

### WALLS

**Kitchen** Painted plasterboard  
**Dining** Painted plasterboard

**Living** Painted plasterboard  
**Bedroom** Painted plasterboard and wall paper  
**Stair** Painted plasterboard  
**Outdoor** Painted render and vertical timber cladding

### KITCHEN

**Benchtop** Reconstituted stone  
**Splashback** Mirror  
**Cabinetry** Timber veneer  
**Appliances** Miele

### BATHROOM FITTINGS

**Cabinetry** Timber veneer  
**Basin** bench mounted  
**Tiles/walls and floor** Marble  
**Taps** Methven Minimalist  
**Shower/bath** Kaldewei

### WINDOWS + EXTERNAL DOORS

**Glass** Single glazing  
**Frames** Commercial-grade aluminium framing

### OUTDOOR

**Roof** Colorbond  
**Decking** Recycled timber