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Leos

home

Mix it up

Champion Homes' Gloucester design has something for everyone 8

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Seasonal decorating that won't break the bank

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Gorgeous lounges for the lazy days of summer

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Leichhardt renovation brings a tired cottage into the present



FAVOURITE FEATURE

Open-plan living and sliding doors integrate house and garden



FACT FILE

THE OWNERS

Michael Joseph and Terry Melocco

THE BRIEF

Make the most of a charming post-Federation house with an industrial past

THE ARCHITECT

Trevor Hall

THE BUILDER

Mardini Constructions



TEACHING AN OLD DOG NEW TRICKS

Combining original charm with a more contemporary expression has provided this Leichhardt family with everything they hoped for



This home had a lot to offer. Located in the desirable suburb of Leichhardt in Sydney's inner west, it was positioned in a quiet street yet was just minutes from the restaurants, cafes and bookshops of Norton St and the specialty food stores of Haberfield.

For academic Michael Joseph, his wife Terry Melocco and their daughter, the two-bedroom residence was everything they were looking for in a location, if not in a home.

"The rear parts of the house – kitchen, bathroom and laundry – were awful but usable," says Michael. "[It had] fibro walls, a tiny window and a dirt floor with a thin layer of wet uneven cement."

The backyard was dominated by a large tree leaning towards the house and a cumbersome fibro shed that had once operated as an upholstery business. While keen to retain and even restore some parts of the original house, Michael and Terry wanted a rear living space that would make the most of the block by using both indoor and outdoor areas.

Although they initially engaged Terry's brother Larry to design the new space, after a lengthy approval process they agreed another architect was required to follow it through to completion. On a friend's recommendation, they

called in architect Trevor Hall, who took another look at the approved plans.

"One architect looks at another architect's work and you start scratching at it a bit," says Trevor. "I felt there were a few things that needed moving around and the clients liked it too. It was a re-design exercise, so we put in a Section 96 straight off and launched into construction."

Minor changes

A Section 96 submitted to council allows for changes to an approved Development Application without substantially altering the original plans. The first thing to go was the dish gutter at the front of the house, which led on to a driveway that was simply too narrow to fit a car into. The original rising sun design on the old gable was restored to the front facade of the house and the old roof was replaced.

Inside, Trevor redesigned the stairs to the new bedroom so they were more compact. This allowed

for an extended bathroom with wet and dry rooms – a real luxury in a house this size.

But the focus of this renovation was very much on making the most of the interaction between the house and the rear garden.

The add-ons and the old shed were demolished to make way

BUDGET

Kitchen (excluding appliances)	\$25,000
Bathroom	\$20,000
TOTAL	\$45,000

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PHOTOS JOHN FOTIADIS

GET THE LOOK



BAR STARS

The simple lines and slight industrial feel to Michael and Terry's new living space has been complemented by the bar stools they chose for the new island bench. For similar stools try the Rondo bar stool from Oz Design with brushed chrome base and seat available in espresso, black and white for \$229. It is height adjustable.

● MORE INFORMATION

Oz Design Furniture
ozdesignfurniture.com.au

WINNING WINDOWS

Sash windows are a common feature in traditional homes where space is an issue. When Trevor designed the new extension on this house, he opted for an updated version, a sashless window by Aneeta. This streamlined design has the look of fixed glass but is in fact a vertically counter balanced, double-hung window. It is ideal for small spaces where ventilation might otherwise be difficult.

● MORE INFORMATION

aneetawindows.com



STREAMLINE FINISH

After changing the layout of the stairs, Trevor created an expansive bathroom not usually found in a house this size. To finish it off, Michael and Terry chose functional and stylish mixer taps. For similar fittings, try the Ideal Standard Sink Mixer Single Lever from Reece. Designed by David Chipperfield, it has a four-star water rating and is available for \$487.

● MORE INFORMATION

reece.com.au



E AFTER

A Priority was given to opening up the back of the house so it would flow on to the garden B The rising sun design on the old gable was restored and the old roof was replaced C Lime green beams highlight the industrial look of the new open-plan kitchen and living area D Trevor Hall E Featuring western red cedar timber, the new shed resembles a studio rather than a shed F The old asbestos shed was almost ready to collapse G A modern balcony hides behind a traditional roofline



BEFORE



G



for the new work. While they were not completely sure the shed was made from dangerous asbestos, Trevor says it was treated as though it was. And not before time as it was falling apart.

The tree was also reluctantly removed, when they discovered it would be on top of the new footings. This opened the space up considerably, creating a larger and light-filled backyard. Rather than reclaim the space for the backyard, however, Trevor designed a new shed from western red cedar.

"My preoccupation was to make the shed attractive to look at," says Trevor. "The clients were ecstatic, because it came up looking like a studio."

Open all hours

Inside the house, the whole rear living space has been transformed, thanks to an open-plan design that includes the kitchen and living room. A large steel beam provides structural support for the space, while aluminium sliding doors allow for easy access to the yard.

"Every client I get wants bi-fold doors and we nearly always end up putting in sliding doors," says Trevor. "They look really smart."

Although Michael was meticulous in calculating costs, there was an unexpected budget blow out.

"The original DA had been approved with a standard survey and we did not realise there was a sewer running through the neighbour's side," says Trevor. "It was an incomplete survey and the client ended up with a massive variation at the back of the property - \$15,000 worth of re-building for a \$300-saving on the survey."

Fortunately, such unpleasant surprises were few for Terry and Michael, who are delighted with the way Trevor has married the old with the new.

"We like the way we are able to retain the charm of the old house with the benefit of new materials and design in the working areas," says Michael.

"The kitchen suits our casual lifestyle and allows us to talk to quests while we cook. The surfaces really stand up well and the glass splashback is great for scribbling shopping lists with a whiteboard marker. Everything works!"

ROBYN WILLIS

● **MORE INFORMATION** Trevor Hall Architects
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 mardiniconstructions.com.au