



GREAT EXPANSE

NEW MEETS OLD

AN ARCHITECT HAS CLEVERLY ENLARGED AND REINVIGORATED HIS MELBOURNE HOME TO SUIT HIS GROWING FAMILY

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BEFORE

MIXED BLESSINGS Inspired by the home's original gable roof, Melbourne homeowner John, an architect, mirrored its lines in a new pavilion and defined the extension with a cement render (opposite). "The suede finish has a lovely imperfect patina which will get better with age," he says. "We like that the style is simple and honest. We're not about making a huge statement from the street." The timber-panelled front door (above), custom-made by Seventy7 Projects, opens to reveal picturesque views of the backyard. A custom bench seat is a popular place to chat and enjoy the outlook, while drawers below are a handy spot to stow kids' shoes and extra cushions. >

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BEFORE



DINING ROOM The dining room needed little work (top): walls were refreshed with Dulux Whisper White, and a round 'Global' timber dining table from MCM House and Feelgood Designs 'Indoor/Outdoor' wicker chairs from Curious Grace were chosen to suit the proportions of the space. The replica 'Copenhagen' pendant from Go Lights is a whimsical touch. "I thought, being pink, it would make our daughter, Michaela, more inclined to sit at the dining table and eat her dinner!" says John, with a laugh.

WHO LIVES HERE? John, an architect and the founder of Inbetween Architecture; his wife, Judy, who works in the insurance industry; and their young twins, Zachary and Michaela.
LOCATION: Melbourne's eastern suburbs.
ORIGINAL PROPERTY: A 1970s three-bedroom house with a gable roof.
TIME FRAME: The eight-month build followed a 12-month design process.
WHY THE RENO? "After having the twins, Judy and I were keen to extend the house and make it more functional, to suit our changing needs as a family," says John. "With a lot of finishes looking worse for wear, it was also time for an update." Buying new wasn't really an option. "We love this house!" says John. "It has a great cottage feel, with a north-facing aspect and abundant natural light. The location also really suits us, as it's just a 10-minute walk to the shops."
THE WORKS: A new pavilion was added at the front of the property to act as a multifunctional entrance and accommodate a new main bedroom. The original section of the home was refurbished, with new paint and revamped floors, plus new finishes and fixtures in the kitchen, bathroom and laundry. The gardens were landscaped, to offset the new design.
BUDGET BREAKERS: None, really, as savvy negotiations prevented any nasty budget surprises. "Because it was a fixed-price contract with the builder, everything was costed so there weren't any blow-outs," says John. "The most expensive change we made was using large sliding doors in the entry corridor in lieu of fixed windows, which cost an extra \$2000."
FAVOURITE ASPECT: "The entry corridor, which features a full-width sliding door and a bank of seats that merges with the original home's flooring," says John. "It's a really functional space, with a great outlook where we spend a lot of time."

"LIVE IN THE HOUSE BEFORE *planning THE* RENOVATION, AS IT ALLOWS YOU TO GET A *feel* FOR THE *space* AND HOW YOU USE IT" - JOHN

KITCHEN An internal stairwell was moved, almost doubling the size of the kitchen and enabling a walk-in pantry. "Originally it had a cork floor, timber benchtops and floral splashback tiles, which over time had become so loose they'd fall off whenever we were chopping anything hard on the bench," says John. With nothing worth salvaging, it was completely gutted. Money was saved by rejuvenating the floorboards beneath the cork (top left). Melamine door fronts were selected, and powder-coated steel, colour-matched to the walls, formed the splashback - this clever and inexpensive idea also delivers a seamless look. Keen to test materials in new applications, large-format Maximum porcelain tiles from Artedomus were cut to create the benchtops (left & opposite). "I loved the matt finish and thin profile, so it was a bit of an experiment to see how it worked aesthetically and functionally," says John. "The verdict is still out!"

BUDGET BREAKDOWN

KITCHEN: Benchtop: Custom-made using Maximum 'Neptune' 3m x 1m ceramic tiles, \$2000, Artedomus. **Cabinetry:** \$10,000, Seventy7 Projects. **Rangehood:** Qasair '1000HL2T' stainless-steel canopy rangehood, \$2280, E&S Trading. **Sink:** \$900, E&S Trading. **Tapware:** \$500, E&S Trading. *Stockists, page 212*

ARTWORK ARTIST UNKNOWN



KITCHEN After sourcing the Qasair rangehood, John designed an architectural-style box in Victorian ash to fit around it, with open timber shelves on either side. >



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LIVING ROOM One of the simplest, yet most effective, changes was removing the bi-fold doors between the living and dining rooms, allowing a visual connection between the kitchen and living area. "Now it feels as if the layout is far more open-plan, with an easy flow," says John. An Ikea 'Kallax' shelving unit runs the width of the wall, while a charcoal 'Docklands' modular sofa from Freedom, topped with cushions from Bed Bath N' Table, forms a comfy spot. A round 'Elle Pipe' marble coffee table from Curious Grace and black wicker rocker (for similar, try HK Living) soften the room's angular lines. A fresh coat of Dulux Whisper White and revived floorboards tinted in white enhance the sense of space and make the most of abundant natural light, shielded in part by Decorlux curtains. The dining room artwork is 'Pori' by Sarah Brooke. >

"OUR PROJECT REQUIRED *minimal* STRUCTURAL CHANGES, SO *updating* THE FINISHES WAS THE RIGHT CHOICE FOR US" - JOHN



BEFORE

BUDGET BREAKDOWN

LIVING ROOM & DINING ROOM: Flooring: Boards painted with Livos Kunos Natural Oil Sealer in White, \$195/2.5L. *Stockists, page 212*

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MAIN BEDROOM With daughter Michaela claiming the old main bedroom, the new room (below) – located in the pavilion and complete with an ensuite and walk-in robe – is a parents' retreat. Eco+ 'Dream View' carpet adds depth, with the grey tones picked up in 'Kami' bedlinen from Aura By Tracie Ellis. Beside the bed, a small mosaic coffee table (for similar, try West Elm) keeps a lamp within reach for night-time reading.



ENSUITE The new ensuite (below left) gave John the opportunity to try a wet-room layout – after convincing wife Judy. “She thought the open shower might mean more cleaning, but it works really well,” he says. “You extend the hand-held shower to rinse the bath, and without a shower door and base the space feels larger.” White tiles run to the ceiling, while taupe floor tiles, from Signorino, match the timber accents.



“WE WERE *really glad* WE ENGAGED A GOOD LANDSCAPE DESIGNER TO *complement* THE NEW-LOOK EXTERIOR AND PROVIDE A BEAUTIFUL OUTLOOK” ~ JOHN

READING LEDGE The new corridor off the main entrance (top right) links old and new. A bench seat hugs a sliding door which opens out onto the garden (opposite), and the top of the seat corresponds with the floor height in the house's previous section. “We use this space daily and it's a comfortable place to chat with visitors, who often linger on their way out,” says John. Taking cues from original flooring unearthed during the renovation, Tasmanian oak was chosen to flow through the extension. “It's impossible to match the timbers, so we used a natural oil sealer over the lot to blend the two,” says John. “Visitors don't notice the difference.”

RENOVATION TIMELINE

MAY 2013-2014: The design is finalised. Plans are submitted to council and approved after a two-month wait.

JUNE-JULY 2014: Homeowners John and Judy begin sourcing bathroom fixtures and tiles. The family moves out for the duration of the build.

AUGUST 2014: Demolition begins and framing of the new pavilion commences. Old finishes are stripped out of the original bathroom and kitchen.

JANUARY 2015: A discovery of wall bracing at the rear of the house causes a setback, as it needs to be moved for stairs to be relocated to the back of the house. An engineer is called in and the issue is resolved.

FEBRUARY-MARCH 2015: Original cork flooring in the dining room and kitchen is removed to expose floorboards, which are restored. Bathroom plumbing is finalised. The kitchen and bathrooms are fitted out with joinery. Painting is completed.

APRIL 2015: The family moves back in. Landscaping starts, with a new garden taking shape.

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BUILDER *Seventy7 Projects*, 0421 605 961, seventy7projects.com.
LANDSCAPER *Frances Hale, Peachy Green Garden Architects*, 0478 011 702, peachygreen.com.au.
LANDSCAPE CONSTRUCTION *Straw Brothers*, 0412 551 681, strawbrothers.com.

BEFORE



AFTER



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GARDEN A large glass door provides a green outlook. “The placement of the stairs on the deck was designed so our children, Zachary and Michaela, could get outside easily, and the platform also works well as a seat in the backyard,” says John (pictured below, with his family). To create an expanse for the kids to play, existing gardens were removed and buffalo turf was laid. “We did consider artificial grass, but real lawn feels better and we decided it was worth the maintenance,” says John.



BEFORE



BUDGET BREAKDOWN

EXTERIOR: Concrete walls: \$20,000 (for entire house), Melbourne Acrylic Coatings. **Decking:** Blackbutt timber planks, \$2000, Seventy7 Projects. **Roof panels:** Smartbreeze solar roof ventilators, \$2400 (includes installation), Smart Roof Australia. **Sliding glass doors:** \$2000, Seventy7 Projects. **Timber front door:** \$2000, Seventy7 Projects. **MAIN BEDROOM:** Carpet: Eco+ 'Dream View' in Dark Shadow, from \$100/sqm (includes installation), Godfrey Hirst. **Paint:** Dulux Professional Enviro2 Low Sheen in Whisper White, \$73.26/4L. **ENSUITE:** Bath: Roca 'Duo' 1800mm inset bath, \$900, E&S Trading. **Heated towel rail:** \$1000, H2O Heating. **Tapware & basin:** Approximately \$700, E&S Trading. **Tiles:** \$900, Signorino. **Vanity:** \$400, custom-made by Seventy7 Projects. *Stockists, page 212*