



RENOVATION

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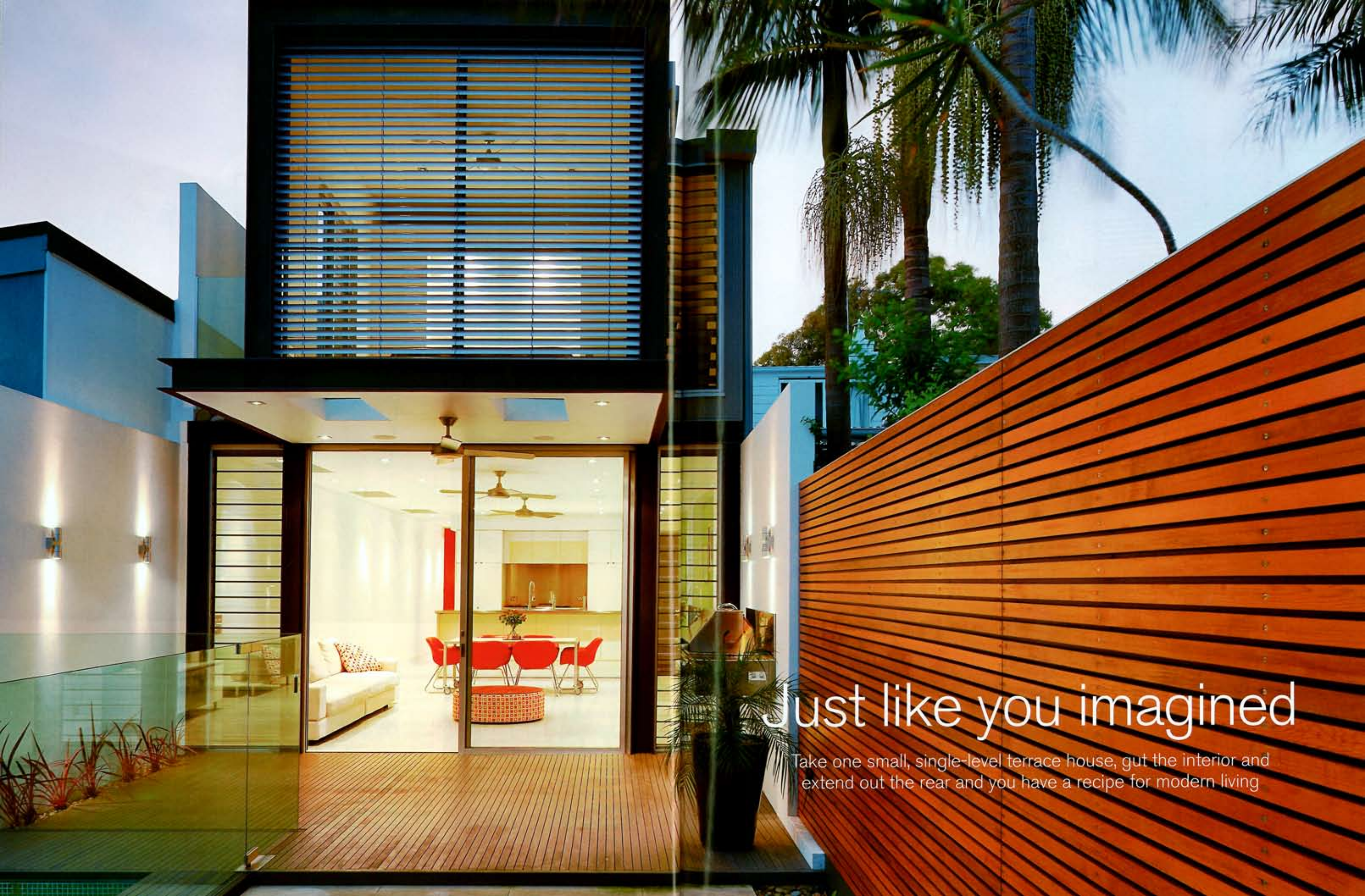
TRENDS

ADDITIONS • INTERIORS • KITCHENS • BATHROOMS

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Just like you imagined

Take one small, single-level terrace house, gut the interior and extend out the rear and you have a recipe for modern living



Inner-city terrace houses built early last century are not renowned for their spaciousness, but they do have a special character all of their own. And it is this heritage quality that local authorities are keen to preserve. However, such restrictions invariably influence renovation projects.

Sydney architect Duncan Sanby of Utz-Sanby Architects says the owners of this terrace house, George and Jennifer Alexiou, could see the potential of the property, despite its run-down condition.

"As a builder, George could see the possibilities for extending the house at the rear. But we were not able to alter the existing roof ridge – council

insisted the house had to look substantially the same when viewed from the street," says Sanby.

The architect says the floor-to-ceiling height in the old cottage and the height of the existing roof provided enough room to fit two new floors into the space. And by extending the house at the rear, it was possible to create a much larger interior.

"The existing house was gutted, and the interior redesigned to accommodate the extra storey and to allow more light inside," says Sanby. "With high party walls down each side of the property, it was crucial to get north-facing light into the house through high-level louvres in the upstairs rooms.

Preceding pages and facing page: Transformation complete – the rear of this terrace house is a far cry from the original. Architect Duncan Sanby and builder-owner George Alexiou added a steel extension to the rear of the house, effectively doubling its size.

Above: A solid steel awning shelters the terrace and ground-floor living area.



Architect: Duncan Sanby, Utz-Sanby Architects (Neutral Bay, NSW)
Builder: George Alexiou, AEA Constructions
Kitchen manufacturer: Caravello Joinery
Cladding: Mini-Orb from Bluescope
Roofing: Kliplok from Bluescope
Doors and windows: Custom commercial aluminium by Crystalwall
Hardware: Lockwood from Specialty Hardware
Blinds: Retractable motorised aluminium from John Waters Industries
Flooring: Polished concrete by Tullera Constructions and Australian Grinding & Polishing
Wallboards: Plasterboard linings from Novillia
Paints: Dulux
Lighting: Domus Lighting
Furniture: B&B Italia; Orson & Blake; King Furniture; Sydney Media
Television: LG
Audiovisual equipment: Neutral Bay Hi-Fi
Kitchen cabinetry: Custom polyurethane cabinets
Benchtops and splashback: Southern Cross Stainless Steel
Oven: Ilve

Story by Colleen Hawkes
Photography by Marian Riabic



These louvres also allow for cross ventilation."

The architect introduced glass louvres to the front guest room as well, but this was the only noticeable change to this facade. Additional light was provided to the top-floor rooms by windows and doors that open onto a 1m-wide outdoor corridor that runs down the south side of the house.

"A new study is tucked beneath the sloping roof," says Sanby. "The rest of the top floor is devoted to the master bedroom, second bedroom and bathroom, which are within the new addition. This steel structure features aluminium louvres that shield the house from the sun and provide privacy."

Family living areas are all contained within the extension on the ground floor. Glass doors and louvred windows open the full width of the house, providing an easy flow to a terrace and pool.

"We elevated the kitchen 150mm above the living areas," says the architect. "This provided space for more storage in the island, and allows an uninterrupted view from the work area."

Streamlined finishes, bright colour accents and a polished concrete floor further define the space.

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Facing page: The new kitchen was designed to be as unobtrusive as possible. The floor in the kitchen is raised 150mm. The height difference provides a sense of separation and helps retain the outlook from the island.

This page: Before and after pictures tell the story. New rooms are tucked into the roof line, which remains unchanged from the original.