



MASTER BUILDERS
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WINNER 2009
EXCELLENCE IN HOUSING
AWARDS

TERRACE TRANSFORMATION

The existing house was a single-storey terrace-style worker's cottage dating back to around 1890. The building's form and detail was typical of the surrounding streetscape and pockets of residential properties scattered among the industrial buildings, which was the nature of the suburb. As such, the property is within a heritage conservation area and the local council was keen to preserve and maintain the integrity of the building in the local area.

The architects' brief for this project was, in essence, to add another floor to the existing run-down cottage to accommodate a young and growing family, but with a modern industrial aesthetic. The heritage restrictions had an influence on the design, but the owners saw the potential of the property and were very involved in the design process and the build.

The site for these alterations and additions is flat and very narrow (5.1 metres wide) extending not quite 31 metres from the front boundary to the rear boundary on a laneway. The house could not be extended above the existing roof ridge as the council did not want the house to look substantially different from the street.

The floor-to-ceiling height in the old worker's cottage and the height of the existing roof provided enough room to fit two new floors into the space and the contiguous piling and excavation of a basement level, combined with the extension of the house to the rear, made it possible to create a much larger interior while it was all concealed behind the scale of the original workers' cottage from the street.

All of the existing house was demolished with the exception of part of the front façade and the party walls. The interior was redesigned

to accommodate the three new levels and to allow more light inside.

With the side-by-side nature of terrace houses, the property was enclosed by high party walls down each side. This made it extremely important to the design and the owners to get as much light into the house as possible while maintaining a level of privacy. This was achieved by installing north-facing high-level louvred windows to the upper level and four large motorised, openable skylights over the stairwell. More light and very efficient cross ventilation was provided by doors and more louvred windows, which open onto a 900mm-wide upper floor pebbled deck that runs down the south side of the house's upper floor. This external deck also provided for three double-glazed translucent glass trafficable skylights, providing more light to the kitchen, dining and living rooms below.

On the ground-floor level the front façade has been transformed by the creation of a third bedroom, complete with a floor-to-ceiling glass-louvred breezeway with a new side entry, all while maintaining the shape and detail of the original building. The ground-floor entry opens up to a large open-plan kitchen, dining room and living room that flow via three-metre-high floor-to-ceiling sliding doors and louvred windows to a timber deck, wall-hung outdoor kitchen, cantilevered structural-steel awning, six-metre-long gas-heated swimming pool, paved parking area and garage/plant room/storage.

The kitchen is perched on an elevated platform, which provided additional storage and a clear line of vision to the outdoor

area and heated pool while giving the dining and living room increased volume and ceiling height.

The house is completed by the basement level, which provides the owners with an additional rumpus/media room, under-stairs storage, large laundry and WC.

Every space and every centimetre of an extremely small inner-city block has been utilised in this project and no detail has been overlooked in this luxury, highly detailed cottage reinvention.

This project has provided the owners with a large, luxuriously appointed residence with an abundance of space to raise a young family, all concealed behind a very deceptive façade that still pays respect to the heritage integrity of the original building and nature of the streetscape.

AEA Constructions primarily operates in new residential construction of luxury homes, residential alterations, additions and renovations, heritage restorations and building maintenance.

JUDGES' COMMENTS: The builder has added a top floor and basement to this single-level 1890s terrace house, with the existing roof height being sufficient to accommodate the top floor. The basement was achieved by incorporating a series of contiguous piers and constructed as a swimming pool in reverse, resulting in a well-ventilated area including the laundry without any indication of dampness.

AEA CONSTRUCTIONS PTY LTD

Unit 3, 1A Coulson Street
ERSKINEVILLE 2043
Tel: 02 9700 9277
Licence number: 71688C
Floor area: 204m²

TRADITIONAL OR GEOMETRIC CONCRETE POOLS

— \$50,001-\$100,000 PROUDLY SUPPORTED BY ZODIAC



JUDGES' COMMENTS: Nothing has been spared in constructing this amazing pool area in this luxury home. The large concrete indoor heated pool measuring 10 metres by four metres is fully tiled with blended blue mosaic tiles and Zurich rock ash coping tiles. The pool area opens onto a large sun-filled relaxation area. Floor-to-wall mirrors capture the reflecting views of the bay. Frameless glass fencing around the pool and stunning glass louvred windows allow enjoyment of the breathtaking

views, creating the feeling of being outdoors without even leaving the home. The latest heating products ensure an endless supply of heating throughout the year. Surround sound C-Bus throughout, an entertainer's bar and a complete home entertainment theatre room feature and a change room has been designed with shelving and timber bench seat, while a large bathroom offers shower facilities. This is a stunning indoor pool with all the latest equipment and features one could ever want.

NATIONAL CONSTRUCTION (NSW) GROUP

PO BOX 187
RAMSGATE 2217
Tel: 1300 309 684
Licence number: 113841C
Contract price: \$65,000
Dimensions: 10m x 4m



AEA CONSTRUCTIONS PTY LTD

Unit 3, 1A Coulson Street
ERSKINEVILLE 2043
Tel: 02 9700 9277
Licence number: 71688C
Contract price: \$66,850
Dimensions: 8.5m long x 3.6m wide

HOUSE ADDITIONS/ALTERATIONS/RENOVATIONS — \$2.5MILLION-\$3MILLION PROUDLY SUPPORTED BY CBUS



AEA CONSTRUCTIONS PTY LTD

Unit 3, 1A Coulson Street
ERSKINEVILLE 2043
Tel: 02 9700 9277
Licence number: 71688C
Floor area: 600m²



BELLEVARE CONSTRUCTIONS PTY LTD

PO BOX 4320
MANUKA ACT 2603
Tel: 02 6295 2928
Licence number: 6861
Floor area: 432m²