

A renovation of an existing three bedroom semi-detached terrace on a 253.79m<sup>2</sup> site with a 9.335 metre frontage to busy High Street in The Hill. The house had been much altered and extended over the years including the installation of aluminium windows. Although sited within a heritage conservation area it was not a heritage item. To the northern and rear eastern boundary of the terrace is a right-of-way with the attached terrace to the south.

The proposal is to optimise the use of this small block to provide a modern single dwelling to the proprietor's brief. The development was totally within the existing footprint of the house excluding the rear garage. The brief was to renovate the exterior and modernize the interior of the existing terrace within a restricted budget. The plan retains as many structural walls as possible while 'opening up' the interior of the house.

The ground floor retains two bedrooms divided by the formal entry accessed via a new entry veranda. The existing living room on the north side of the entry has been converted into a bedroom with a new cupboard over the fireplace. The rear of the ground floor will be comprises an open plan living/dining and kitchen area which will have direct access to the rear courtyard along with a large new bathroom.

The rear wing of the terrace was demolished leaving only the original lean-to structure across the rear elevation. The existing northern wall of the extension has been retained and rendered to form the northern wall of the courtyard. The paved rear courtyard was designed to be partly covered by an operable louvred roof spanning between rendered brick blade walls. The existing carport structure was partly retained to form the new single garage. The garage is designed to include a WC and laundry. The first floor has been repainted and upgraded with future ensuite and joinery times to come.

The façade of the building has been upgraded to reflect the building's original aesthetic. The canopy over the entry was been demolished and replaced with a new veranda in keeping with the period of the house. The front fence has been rendered with panels of metal grills inserted to give more transparency to the street while maintaining a degree of privacy.

The materials and finishes have been selected to be in keeping with the original fabric of the house. Rendered brickwork to match the existing external envelope with painted timber to front veranda and new garage. These materials are complimented by a Colorbond roof which was selected for its durability in the coastal environment.

DESIGN ARCHITECT	JON WEBBER
PROJECT ARCHITECT	JON WEBBER
PROJECT TEAM	BRIAN YOUNG
ENGINEER	MICHAEL FITZGERALD CONSULTING ENGINEERS P/L 147 PARKWAY AVENUE HAMILTON SOUTH NSW 2303 TEL: 02 4961 3924
BUILDER	PT & CG GIBBS BUILDERS P/L 8 AINTREE CLOSE CHARLESTOWN NSW 2290 TEL: 02 4943 3530
PHOTOGRAPHER:	ANDY WARREN TEL: 02 4966 3424

