

The brief from the Client was to retain the existing two bedroom house. Originally built in the 1960's, it was finished in a cement render on brick with a tiled roof, typical of the era. The existing house, although quaint, was rather small for this family and the Clients wanted to make small internal alterations to the existing, and create a new extension as a semi-detached pavilion off the rear, providing a new master bedroom, kitchen and living spaces that lead out to a new deck and future pool area.

The concept of a new pavilion allowed for a distinction between the old and new buildings. It created flexibility in the overall aesthetic and material selections but also being an economic solution for the Clients, as it had a minimal impact on the existing fabric of the building. To give an aesthetic contrast, lightweight fibre-cement cladding with timber battens were used. The Clients, having a strong connection to the ocean, wanted to incorporate the concept of a wave into the design and the sheet metal roofing was able to provide the dramatic curve the Clients desired.

It was by maintaining the existing dwelling that the house was retaining the existing street fabric, on a street lined with 1960's houses. It was therefore necessary to create strong distinction between the old and new. The roof peaks over the top of the existing, suggesting to the street there is something beyond. This provides a strong message that demolition isn't necessary to create ideal living spaces and is a better environmental decision.

Not wanting to create an impact to the street, the extension is only partly visible at 1.8m above the existing ridge line.

The original house was meager at 85 square metres, and with the new design it increased to 170 square metres.

In addition to the new kitchen/ dining/ living spaces, the existing living was to be retained for the kids to watch TV and do homework. A new master bedroom in the pavilion with walk in robe and ensuite, created an adults retreat and the existing bedrooms were taken over by the children.

A new deck off the dining area created a space that flowed outdoors and will provide oversight to the pool when built in the coming years.

Sustainability was an important factor in the build as the Client is an Environmental Consultant. The new windows are well protected and positioned for good cross ventilation. The curve assists with heat purging, moving through the pavilion and escaping from high level glazing. Using a posi-strut with the raked ceiling was another new initiative as it promotes air movement within the ceiling cavity. Vents in the eaves allow the air to escape and cabling for future fans is required.

The final construction cost for the completed works was \$349,000 +GST. This equates to a square metre rate of \$1960 for the alterations and additions. This is an economic solution for the quality of the design and build, and the environmental considerations that were also included.

With the personal attention to detail and inclusion of all the Client's wishes, the project was completed with ecstatic owners watching their "caravan of a house" turn into an open, usable family home where they will reside for many years to come.

PROJECT ARCHITECTS

Webber Architects ph. 4926 1078
enquiry@webberarchitects.com

BUILDER

Brad Russell Building ph. 0413 990 495

SURVEYOR

De Witt Consulting, ph. 4942 5441

STRUCTURAL + CIVIL ENGINEER

Lewis Engineering, ph. 4946 3144

ENERGY ASSESSOR

Building Sustainability Assessments ph. 4962 3439

QUANTITY SURVEYOR

Northcroft, ph. 4942 4718

PCA

NewCert, ph. 4944 2031

PHOTOGRAPHY

Newcastle Real Estate Photography, ph. 0402 057 275

